



Garden Cottage Burford Close, Worthing, BN14 9RL  
Guide Price £595,000

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**bacon**  
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A three double bedroom detached chalet bungalow located in a popular secluded close within Offington. Accommodation briefly comprises; entrance hall, lounge, dining room, orangery, kitchen, ground floor bedroom, sun room, ground floor shower room/W.C, first floor landing, two further double bedrooms and a bathroom/W.C. Externally the home offers off road parking, front and rear gardens and a detached garage. Benefits include gas fired central heating, double glazed windows and is being offered chain free. Viewing highly recommended.

- Detached Chalet Bungalow
- Three Bedrooms
- Two Bathrooms
- Garage
- Off Road Parking
- Secluded Location
- Gardens to Three Sides
- Viewing Recommended





### Entrance Hall

Accessed via a double glazed door. Obscured double glazed window. Understairs storage cupboard. Large additional cupboard with space and plumbing for washing machine and a double glazed window. Radiator. Stairs rising to first floor.

### Lounge

5.38m x 3.58m (17'8 x 11'9)  
Coal effect gas fire. Two radiators. Dual aspect via South and West facing double glazed windows.

### Dining Room

3.25m x 3.20m (10'8 x 10'6)  
Radiator. Serving hatch to kitchen. Opening to;

### Orangery

3.20m x 2.57m (10'6 x 8'5)  
Double glazed windows. Double Glazed door.

### Kitchen

4.47m x 3.25m (14'8 x 10'8)  
Fitted kitchen comprising; single drainer sink unit with mixer taps and cupboard below. Areas of roll top work surface with additional cupboards and drawers below. Matching wall mounted units. Integrated oven and four ring electric hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Enclosed wall mounted boiler. Larder

cupboard with shelving. Double glazed window. Double glazed door. Part tiled walls.

### Ground Floor Bedroom

4.34m x 2.62m (14'3 x 8'7)  
Fitted wardrobes. Double glazed window. Radiator.

### Sun Room

3.40m x 1.98m (11'2 x 6'6)  
Double glazed windows and door leading to rear garden.

### Ground Floor Shower Room/W.C

Fitted suite comprising; step in shower cubicle with shower attachment. Close coupled W.C. Pedestal wash hand basin with mixer taps. Chrome wall mounted towel rail. Obscured double glazed window. Part tiled walls.

### First Floor Landing

Double glazed window. Radiator. Access to loft.

### Bedroom One

5.107 x 3.493 (16'9" x 11'5")  
Various fitted wardrobes. Eaves storage. Double glazed window. Radiator.

### Bedroom Two

3.51m x 2.57m (11'6 x 8'5)  
Fitted wardrobe. Eaves storage. Double glazed window. Radiator.

### Bathroom/W.C

Fitted suite comprising; wood panelled bath with shower attachment. Close coupled W.C. Pedestal wash hand basin. Chrome heated towel rail. Obscured double glazed window.

### Externally

#### Front Garden

Hard standing to provide off road parking. Paved front garden with flower and shrub borders.

#### Rear Garden

Mature rear garden laid to lawn with additional patio area. Fenced to three sides. Two side access points. Shed.

#### Garage

5.64m x 2.69m (18'6 x 8'10)  
up and over door. Double glazed door. Power.

#### Council Tax

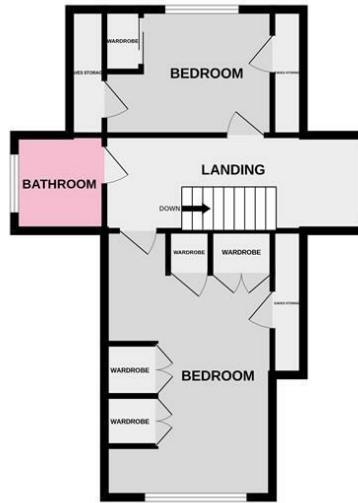
Council Tax Band E



GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

