



3 The Templars, Worthing, BN14 9JT
Guide Price £485,000



Chain-free, three double-bedroom detached house with private driveway, garage, and south-facing rear garden in The Templars, a popular cul-de-sac in Broadwater. The property is ideally located within close proximity to local shops, schools, and the A27. Accommodation briefly comprises an entrance porch, entrance hall, ground floor cloakroom, living room, 24ft dining room, kitchen, garden room/office, first-floor landing, three double bedrooms, and a family bathroom/WC. Externally, the property benefits from a private driveway, garage, side garden, and south-facing rear garden.

- Three Double Bedroom
- Detached Family Home
- Corner Plot
- 24ft Reception/Dining Room
- South Facing Rear Garden
- Private Driveway
- Garage
- Chain Free
- Gas Central Heating & Double Glazed Windows





UPVC double glazed door to:

Entrance Porch

Space for coat and shoe rack. Double glazed window. Door to:

Entrance Hall

Understairs storage cupboard. Radiator. Central heating thermostat.

Ground Floor Cloakroom

Close coupled push button wc. Wash hand basin with storage cupboard below. Double glazed window. Wood effect vinyl flooring.

Living Room

4.95m x 3.28m (16'3 x 10'9)

Double glazed window to front and side. Radiator. Gas fire place.

Dining Room

7.52m x 3.66m (24'8 x 12')

Triple aspect. Double glazed window to rear and side. Double glazed door to GARDEN. Two radiators. Space for dining table and chairs.

Kitchen

3.23m x 3.12m (10'7 x 10'3)

Roll edge work surface with inset 1 1/2 bowl stainless steel sink and mixer tap. Tiled splashback. Space and plumbing for washing machine and dishwasher. Space for cooker. Matching range of cupboards, drawers and wall units. Radiator. Tiled floor. Double glazed window overlooking rear garden.

Stairs from entrance hall to:

Landing

Double glazed window. Access hatch to loft. Radiator. Airing cupboard housing 'Worcester' boiler and hot water tank. Shelving.

Bedroom One

4.62m x 3.25m (15'2 x 10'8)

Two double glazed windows with views of Sompting Church. Radiator. Built in wardrobe with shelving and hanging rail.

Bedroom Two

3.66m x 3.28m (12' x 10'9)

Double glazed window. Radiator. Built in wardrobe with shelving and hanging rail.

Bedroom Three

3.12m x 3.07m (10'3 x 10'1)

Double glazed window to front. Radiator. Built in wardrobe with shelving and hanging rail.

Bathroom/wc

Step in shower with wall mounted controls and sliding glazed door. Panelled bath. Pedestal wash hand basin. Low level flush wc. Tiled walls. Wood effect vinyl flooring. Two mirrored vanity wall units. Ladder style towel radiator. Double glazed window.

Outside

Front and Side Gardens

Majority laid to lawn. Enclosed by mature hedge for privacy. Side gate to:

Rear Garden

Patio area. Remainder laid to lawn, with well maintained borders of trees, plants and shrubs. Enclosed by timber fence. Outside tap.

Private Driveway

Block paved providing off road parking for multiple vehicles. Access to:

Garage

8.08m x 2.79m (26'6 x 9'2)

Electric up and over door to front. Double glazed window to side. Power and light.

Garden Room

Double glazed window overlooking rear garden. Double glazed door. Tiled floor. Door to garage. Door to front.

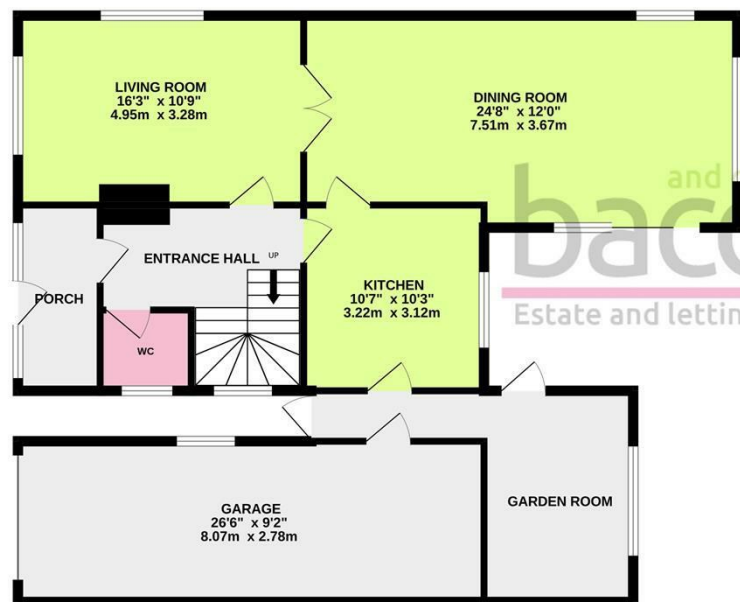
Required Information..

Council tax band: E

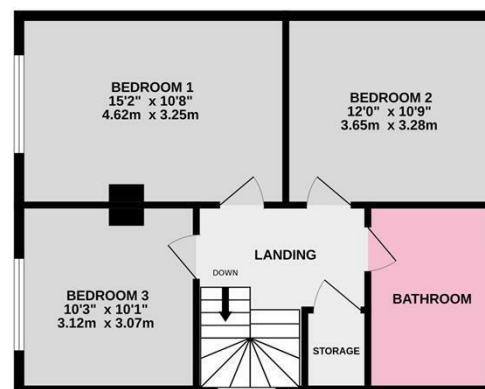
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

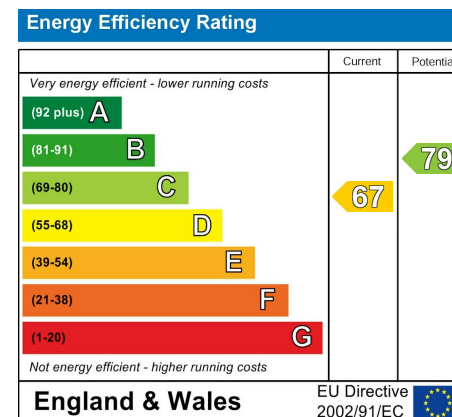
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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