



2 Prince William Close, Worthing, BN14 0AZ  
Guide Price £650,000





A four/five bedroom detached family home benefitting from three bathrooms and two integral garage located at the end of a quiet cul-de-sac. Briefly the accommodation comprises to the ground floor: entrance porch, living room, dining room, conservatory, kitchen, cloakroom, utility room, further reception room and two single integral garages. To the first floor there are four/five bedrooms, two ensuites and one family bathroom. Externally there is a rear garden which has been paved, decked and artificially grassed for easy maintenance and off road parking to front for multiple vehicles.

- Detached Family Home
- Four/Five Bedrooms
- Bathroom and Two Ensuites
- Twin Garage & EV Charging Point
- Three Reception Room
- Utility Room
- Vale School Catchment
- Off Road Parking
- Convenient Access to A24 & A27
- Quiet Cul-De-Sac





### Entrance Porch

Radiator. Double glazed composite door. Electric consumer unit. Hanging rack for coats. Glazed double doors to:

### Living Room

5.33m x 4.19m (17'6 x 13'9)

Two radiators. Double glazed bay window to front with seating area. Open Understairs storage area. Opening to:

### Dining Room

3.63m x 2.82m (11'11 x 9'3)

Radiator. Double glazed French doors to outside. Double glazed patio doors to:

### Conservatory

3.25m x 3.23m (10'8 x 10'7)

Low level brick surround. Double glazed windows and roof. Tiled floors. Double glazed French doors to outside.

### Kitchen

5.99m x 2.79m (19'8 x 9'2)

Square edge works surface having under mounted 'Smeg' 1 1/2 bowl stainless steel sink with mix tap and grooved draining board. Space for five ring 'rangemaster' cooker. Integrated dishwasher. Excellent range of matching cup cupboards, drawers, and eyelevel wall units. Recessed shelved ladder cupboard. Three double glazed windows overlooking rear garden. Inset ceiling spotlighting. Radiator.

### Reception Room

5.00m x 2.51m (16'5 x 8'3)

Double glazed window to front. Radiator. Fitted and shelved storage cupboard.

### Ground Floor WC

Close coupled WC. Wall mounted wash handbasin with mixer tap. Radiator. Double glazed window.

### Utility Room

2.79m x 2.69m (9'2 x 8'10)

Work surface with space and plumbing below for washing machine and tumble dryer. Wall mounted cupboard above. Wine rack. Integrated fridge freezer. Double glaze French doors lead to garden. Radiator.

### Twin Garage

5.49m x 5.00m (18' x 16'5)

Two up and over doors. Split with partition wall. Power and light. Wall mounted gas boiler. Glazed windows and door side.

Stairs from living room to:

### Landing

Access hatch to loft. Radiator. Storage cupboard with double doors housing hot water tank and shelving above.

### Bedroom One

5.36m x 3.33m (17'7 x 10'11)

Two double glazed 'Velux' windows with blackout blinds. Picture double glazed window. Eve storage cupboards either side with hanging rail and shelving. Radiator. Door to:

### Ensuite

White suite: Walk in shower tray with glazed screen, tiled surround and 'Mira' electric shower with overhead rainfall shower and separate handheld attachment. Vanity unit with drawers below and his and hers top mounted wash hand basin with mixer taps. Concealed cistern WC. LED wall mounted mirror. Double glazed V Lux window. Inset ceiling spotlighting. Extractor fan.

### Bedroom Two

4.32m x 3.56m (14'2 x 11'8)

Double glazed window to front. Radiator. Triple mirrored wardrobe with shelving and hanging rails.

### Ensuite

White suite comprising panelled bath with mixer tap. Vanity unit with shelving below and wash hand basin with mixer tap. Close coupled WC. Ladder style towel radiator. Double glazed window. Shaving socket. Tiled walls and floor.

### Bedroom Three

3.51m x 3.28m (11'6 x 10'9)

Double glazed window overlooking rear garden. Radiator.

### Bedroom Four

3.53m x 2.62m (11'7 x 8'7)

Double glaze window to front. Radiator. Feature panelled wall.

### Bedroom Five/Office

2.62m x 1.96m (8'7 x 6'5)

Currently arranged as an office. Double glazed window overlooking rear garden. Radiator.

### Family Bathroom/wc

Panelled bath with mixer tap and electric Mira shower over, glazed screen. Vanity unit comprising wash hand basin and mixer tap, cupboard below, concealed cistern WC. Ladder style towel radiator. Shaving socket. LED wall mounted mirror. Double glaze window to rear. Tiled walls and floor.

### Outside

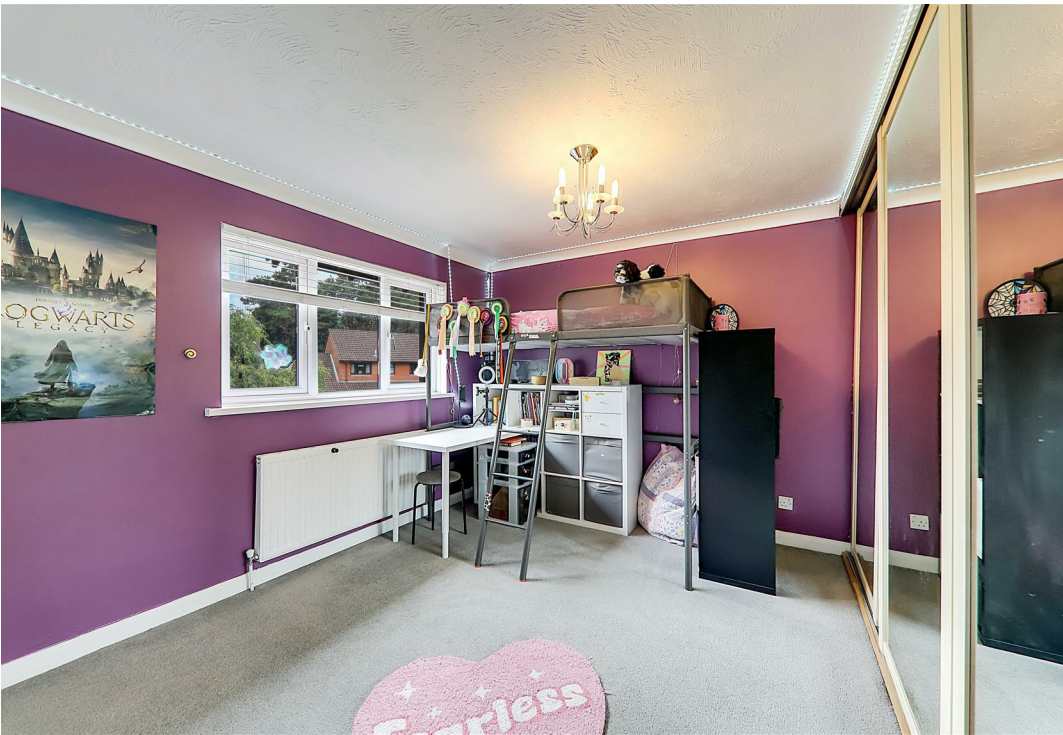
### Rear Garden

Majority being artificial grass. Borders of mature trees shrubs and bushes. Paved patio area ideal for entertaining. Separate decked patio area to side.

### Driveway

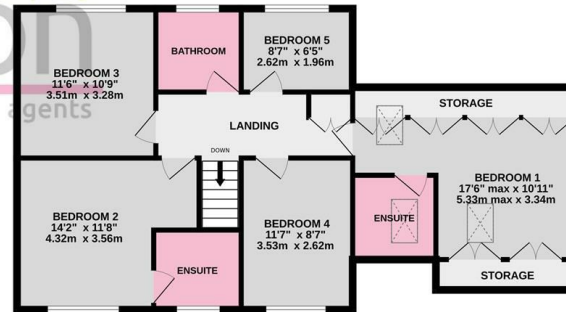
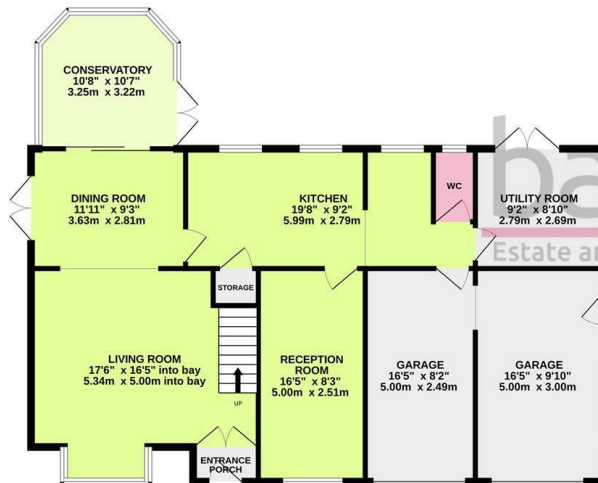
blocked paved for ease maintenance. Parking for up to 4/5 vehicles. Electric vehicle charging point. Access to rear garden via side gate





GROUND FLOOR  
1222 sq.ft. (113.5 sq.m.) approx.

1ST FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2080 sq.ft. (193.3 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

