



Chawton Gate | Worthing | BN14 9FH
Guide Price **£650,000**



Built in 2013, this four bedroom, two bathroom family home is immaculately presented throughout. Features include a rear extension, South facing rear garden, driveway and detached garage. Perfectly situated in a quiet cul-de-sac near Hill Barn Golf Course and within easy reach of local schools, Worthing town centre and the A27.



Key Features

- Detached Family Home
- Four Bedrooms
- Two Bathrooms (One Ensuite)
- Immaculately Refurbished
- South Facing Rear Garden
- Rear Extension With Underfloor Heating
- Garage With Loft Room (Home Office)
- Driveway
- Quiet Residential Close



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

The property has been fully refurbished to a beautiful standard throughout making it the ideal home for a buyer looking to avoid having to carry out any renovation. The ground floor accommodation boasts a fabulous open plan living space which has been extended to provide easy access to the southerly garden via bi-fold doors. The sky lantern floods the dining area and living room with natural light and benefits from newly laid Herringbone Karndean hard flooring to all downstairs living areas. The attractive 'shaker' style kitchen features Quartz worktops and is fitted with modern appliances which include a dishwasher and a double NEFF oven. Further off the hallway is a third reception room and a cloakroom with WC. The first floor comprises four bedrooms, three of which are doubles and benefit from excellent fitted wardrobes. The main bedroom over looks the rear garden and has a contemporary style ensuite shower room.

EXTERNAL

The South facing rear garden has been perfectly landscaped to enjoy entertaining with little maintenance. The garden has artificial grass with two patio areas, one leading from the bi-fold doors and an area to the rear of the garden, which creates an ideal space for al-fresco dining. To the end of the driveway is a detached garage has an electric roller style door and a loft room which has been converted into a home office. To the rear of the garage is storage room.

SITUATED

Located at the foot of the South Downs National Park and within 200m of Hill Barn Golf Club this is an idyllic location for quiet residential living and access to countryside walks. Worthing Town Centre, beach and station are approximately 2 miles in distance. Close proximity of the A27 and close to a selection of excellent schools and colleges.





Approximate total area⁽¹⁾

1604.62 ft²
149.07 m²

Reduced headroom

76.87 ft²
7.14 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 1216 SqFt

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.