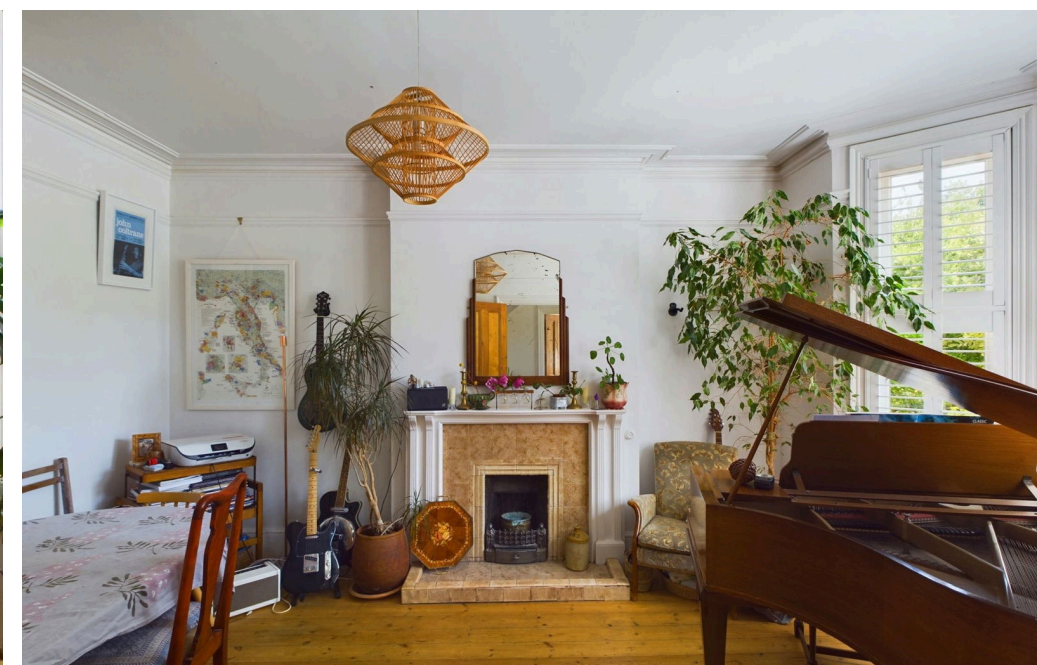




Ashacre Lane | Worthing | BN13 2DE  
Guide Price **£800,000**



Welcome to this fabulous Edwardian house, a perfect blend of original features and modern elegance. This substantial four-bedroom home offers a wealth of character and charm, ensuring you will not be disappointed when you step inside. Also benefitting three generous reception rooms and a good sized rear garden, garage and off road parking.



## Key Features

- Detached Edwardian House
- Four Bedrooms
- Original Features Throughout
- Lounge & Dining Room
- Study
- Modern Kitchen & Utility Room
- Bathroom and Ensuite
- Generous Rear Garden
- Off Road Parking
- Garage



**4 Bedrooms**



**2 Bathrooms**



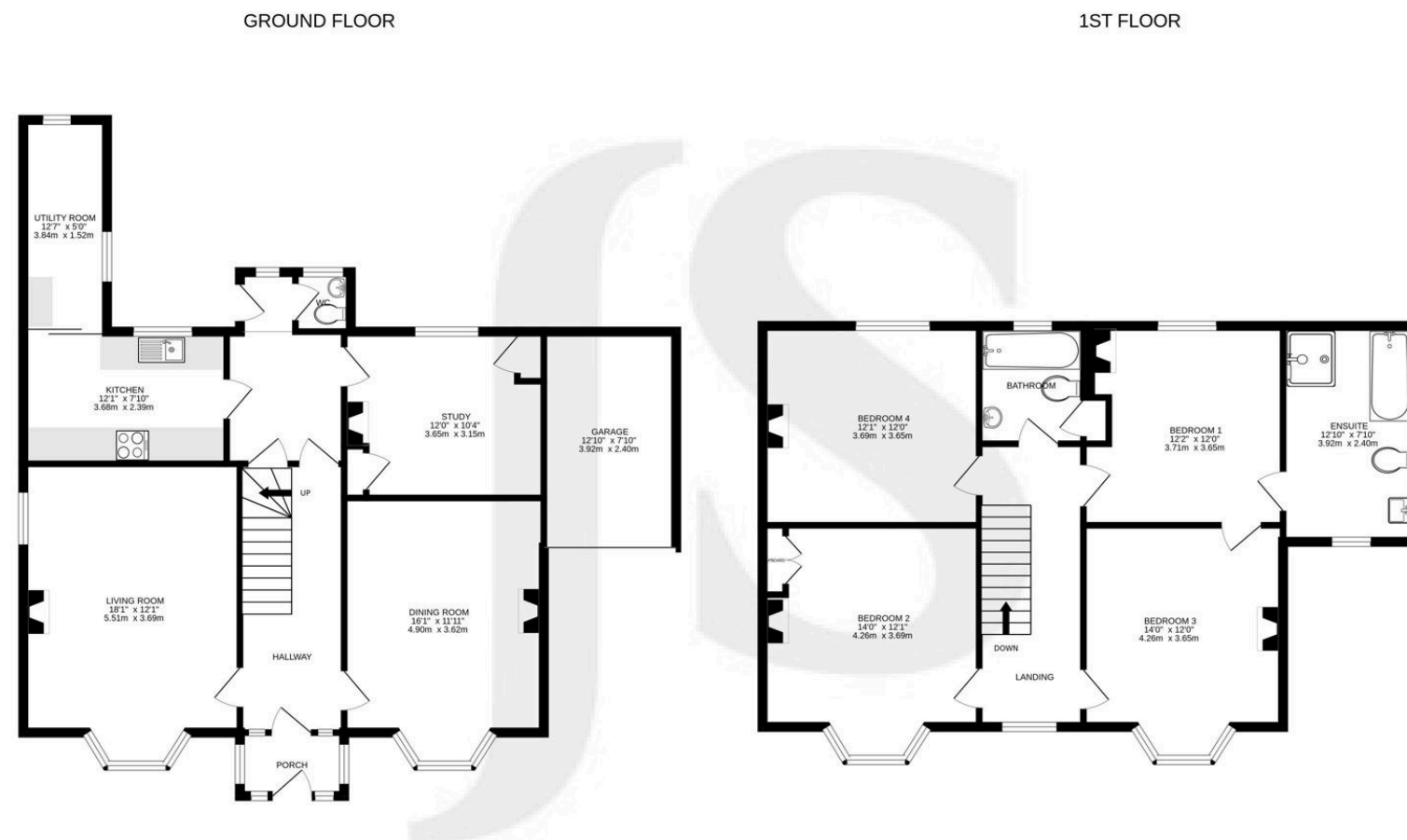
**3 Reception Rooms**

Enter through the porch and front doors to be mesmerized by the beautiful original stained glass wood-panelled doors, complemented by matching patterned windows. The entrance hall boasts stripped wood flooring and an under-stairs cupboard, setting a charming tone as you step inside. The living room is bathed in natural light from its dual aspect windows, featuring block wood parquet flooring and a striking cast iron fireplace that adds a touch of elegance and warmth. The adjacent dining room mirrors this charm with a bay sash window and another stunning original fireplace, creating a perfect setting for family meals and gatherings. Two stained glass inset wood-panelled doors lead you to the inner hallway, which provides access to the rear garden. The kitchen is well-appointed with a range of matching units, an inset butler sink with a drainer, an oven with an electric hob above and space for a fridge/freezer and dishwasher. A sliding door opens into the utility room, which offers additional storage cupboards and space for white goods, enhancing the home's functionality.

The study, which could also serve as a further bedroom or playroom, offers versatility to meet your family's needs. Completing the ground floor is a convenient cloakroom/WC. Ascending to the first floor, you will find four double bedrooms, each with its own feature fireplace, adding character and charm to each room. The main bedroom is particularly spacious, featuring a large en-suite bathroom for added luxury. The remaining bedrooms share a well-appointed family bathroom, ensuring comfort and convenience for all family members. This property seamlessly blends original features with modern amenities, creating a warm and inviting atmosphere throughout.

The property boasts a charming, wall-enclosed front garden with mature shrub and flower borders. Ample off-road parking is available on the driveway, which leads to the garage and includes gated side access for added security. The generously sized rear garden is a true delight, primarily laid to lawn and adorned with a variety of shrubs, trees, and flowers. A patio area provides the perfect spot for outdoor dining and relaxation, while a large garden shed/workshop offers additional storage and workspace.





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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## Property Details:

Floor area as quoted by EPC: 1841SqFt

Tenure: Freehold

Council tax band: F

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.