



Rowfant Close  
Worth, West Sussex RH10 7QT

**Offers In Excess Of £650,000**



## Rowfant Close, Worth, West Sussex RH10 7QT

Astons are delighted to market this substantial and well loved four/five bedroom detached house, situated within the highly desirable residential area of Worth. Inside this splendid home features a light and airy living room, a beautifully refitted kitchen and utility room, a dining room with a further two separate reception rooms, a refitted downstairs cloakroom, a refitted bathroom, five excellent sized bedrooms and a refitted en-suite. To the rear is a tranquil and mature garden with dual side access's, to the front is a driveway offering parking for three vehicles and a garage. This quite fabulous property is offered to market with no onward chain.

### Entrance Hallway

Replacement composite front door opening to entrance hallway which features 'amtico' flooring, coving, radiator, stairs to first floor landing, access to under stairs cupboard, doors to:

### Living Room

Stylish and inviting living room with triple aspect double glazed windows, a feature exposed brick gas fireplace, coving, radiators, wood effect laminate flooring.

### Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for dishwasher and fridge-freezer, integrated cooker with gas hob, composite sink with drainer and mixer-tap, double glazed windows to rear aspect, part tiled walls, coving, wood effect laminate flooring, opening to:

### Utility Room

With space, power and plumbing for washing machine and tumble dryer, part tiled walls, coving, radiator, wood effect laminate flooring, access to coat cupboard, double glazed patio door to rear garden.

### Dining Room

Double glazed window to rear side aspect, double glazed patio door to rear garden, coving, radiator, wood effect laminate flooring, internal double glazed french doors opening to conservatory.

### Conservatory

Brick and upvc construction, radiator, wood effect laminate flooring, double glazed windows.

### Study

Double glazed windows to side aspect, radiator, coving, wood effect laminate flooring.

### Downstairs Cloakroom

Refitted white suite comprising of w/c, wash hand basin with mixer-tap and under counter

unit, heated towel rail, wood effect laminate flooring, tiled walls, obscure double glazed window to front aspect.

### Landing

Double glazed window to rear aspect, radiator, coving, access to loft space, doors to:

### Bedroom One

Dual aspect double glazed windows to front and side aspect, access to in-built wardrobes, coving, radiator, door to:

### En-Suite

Refitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, heated towel rail, walk in shower with shower unit, tiled walls, vinyl floor, obscure double glazed windows to side aspect.

### Bedroom Two

Double glazed windows to side aspect, coving, radiator, access to in-built cupboard.

### Bedroom Three

Double glazed windows to rear aspect, coving, radiator.

### Bedroom Four

Double glazed windows to rear aspect, coving, radiator, door to:

### Bedroom Five/Dressing Room

Dual aspect double glazed windows to front and rear aspect, coving, radiator.

### Bathroom

Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, panel enclosed bathtub with mixer-tap, heated towel rail, part tiled walls, vinyl floor, obscure double glazed window to side aspect.

### To The Rear

Mature rear garden with patio areas adjacent to property, outside tap, lawn garden with a range of shrubs, hedges and trees to borders, dual side access, fence enclosed.

### Garage

Side hinged garage door with power and light, double glazed patio door opening to rear garden.

### To The Front

Driveway offering parking for three vehicles.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







