



Ashacre Lane, Worthing



Offers Over
£375,000
Freehold

- Terraced Family home
- Spacious Lounge/ Diner
- Downstairs WC
- Conservatory
- Rear Garden With timber Built Shed
- Three Bedrooms
- Modern Kitchen
- Garage
- Council Tax Band - C
- EPC Rating - TBC

We are delighted to offer to the market this beautifully presented and extended terraced family home situated in this favoured Salvington / Offington location, close to local shopping facilities, parks, schools, bus routes, mainline station and easy access to the A24 and A27. Accommodation offers an entrance hallway, downstairs WC, modern kitchen, lounge/ diner, three bedrooms and a family bathroom. Other benefits include a front and rear garden and a conservatory.

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Accommodation

Double glazed front door to

Hallway

Radiator. Storage cupboards. Door to

Downstairs WC

Low flush WC. Shower and basin. Radiator. Storage cupboards

Kitchen 8'3" x 10'11" (2.52 x 3.34)

Double glazed bay window. Soft closing white base and draw units. Integrated oven and four ring electric hob with overhead extractor. One and a half bowl basin and drainer. Space for dishwasher and washing machine. Boiler and wall mounted thermostatic control.

Lounge/ Diner (L-Shaped) 17'5" x 22'10" (5.31 x 6.97)

Radiator. Double glazed window. Double glazed sliding doors to garden.

Landing

Storage cupboard.

Bedroom One 10'10" x 9'10" (3.32 x 3.02)

Double glazed window. Radiator. Wardrobe with hanging rail and shelf.

Bedroom Two 11'0" x 11'1" (3.37 x 3.39)

Double glazed window. Radiator.

Bedroom Three 7'5" x 8'0" (2.27 x 2.46)

Double glazed window. Radiator.

Bathroom 6'10" x 8'1" (2.10 x 2.47)

L shaped bath with shower screen. Wall mounted shower and shower attachment. Tiled splashback. WC. His and hers basin and vanity units. Double glazed window. Radiator.

Front Garden

Pathway and lawn to front door.

Conservatory 9'3" x 9'7" (2.83 x 2.94)

Radiator. Double glazed windows and French doors to garden.

Garden

South facing. Lawn. Patio. Rear access. Timber framed shed.

Garage

Up and over door



Floorplan



Total area: approx. 105.0 sq. metres (1130.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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