



Offers Over
£625,000
Freehold

Water Lily Way, Worthing

- Detached Family Home
- Two En-Suites
- Modern Kitchen/Dining Room
- Detached Garage
- Off-Road Parking
- Five Bedrooms
- Bay-Fronted Living Room
- Spacious Garden
- EPC Rating - TBC
- Council Tax Band - F

We are delighted to offer to the market this spacious five-bedroom detached family home, ideally situated in the heart of this popular West Durrington location close to local parks, shops, schools, David Lloyd, and having easy access to both the A27 and the A280 nearby. The accommodation comprises a spacious modern kitchen/dining room, a utility room, a bay-fronted living room, a study room, and a downstairs WC. Upstairs, there are five bedrooms, with two having en-suite shower rooms, and a family bathroom. Other benefits include a spacious rear garden, off-road parking, and a detached garage.

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Accommodation

Front Garden

Pebble shingle pathway with borders and slate areas. Mature bushes and plants. Off-road parking. Garage access.

Entrance Hallway

Composite front door. Radiator. Ceramic tiled floor. Understairs storage. Door to:

Downstairs WC

Wash hand basin and pedestal. Low level flush WC. Radiator.

Kitchen/Dining Room 29'3" x 10'11" (8.94 x 3.34)

Ceramic tiled floor. Spotlights. Radiators. Dual aspect double glazed window with made to measure blinds. Double glazed French doors to garden. Wood effect worktops and splashback. White wall, base and draw units. Five ring hot point gas hob and overhead extractor. Integrated split level electric oven. One and a half bowl basin and drainer. Integrated fridge/freezer and dishwasher.

Utility Room

Wood effect worktops. Wall and base units. Basin and drainer. Storage cupboard housing water system. Boiler cupboard. Double glazed door to side access. Wall mounted thermostat control. Radiator. Integrated washing machine.

Living Room 14'11" x 14'5" (4.55 x 4.40)

Double glazed bay windows with made to measure blinds. Radiators. Grey carpet.

Study Room 9'1" x 6'9" (2.79 x 2.07)

Radiator. Double glazed window with made to measure blinds.

Landing

Double glazed window. Radiator. Power point. Loft access.

Bedroom One 11'7" x 10'1" (3.55 x 3.09)

Radiator. Double glazed window with made to measure blinds. Door to:

En-Suite Shower Room

Wall hung basin and pedestal. Back to wall low level flush WC. Wall mounted heated towel rail. Double glazed frosted window. Spotlights. Extractor fan. Ceramic tiled floor. Tiled walls and splashback. Shower with sliding doors and wall mounted shower.

Bedroom Two

Radiator. Double glazed window with made to measure blinds. Mirrored fitted wardrobe with hanging rails and shelving. Door to:

En-Suite Shower Room

Wall hung basin and pedestal. Back to wall low level flush WC. Radiator. Double glazed frosted window. Spotlights. Extractor fan. Ceramic tiled floor. Tiled walls and splashback. Shower with sliding doors and wall mounted shower.

Bedroom Three 8'9" x 8'3" (2.69 x 2.54)

Radiator. Double glazed window with made to measure blinds.

Bedroom Four 10'5" x 9'3" (3.18 x 2.83)

Radiator. Double glazed window with made to measure blinds.

Bedroom Five 9'0" x 6'9" (2.76 x 2.06)

Radiator. Double glazed window with made to measure blinds.

Bathroom 6'5" x 5'10" (1.96 x 1.79)

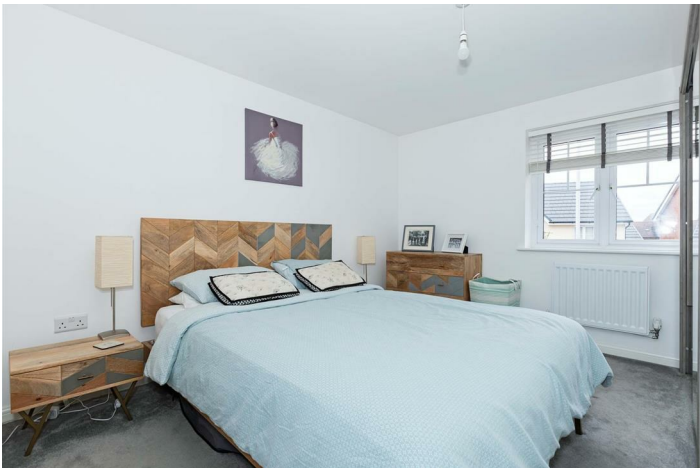
Ceramic tiled floor. Tiled splashback and walls. Wall hung basin and pedestal. Back to wall low level flush WC. Wall hung heated towel rail. Spotlights. Extractor fan. Double glazed frosted window. Double ended bath. Wall mounted controls. Wall mounted shower and screen.

Garden

Patio area. well maintained lawn. Side access. Out side tap. Out side power point. Double glazed side access door to:

Garage

Power and lighting. Electric powered door.



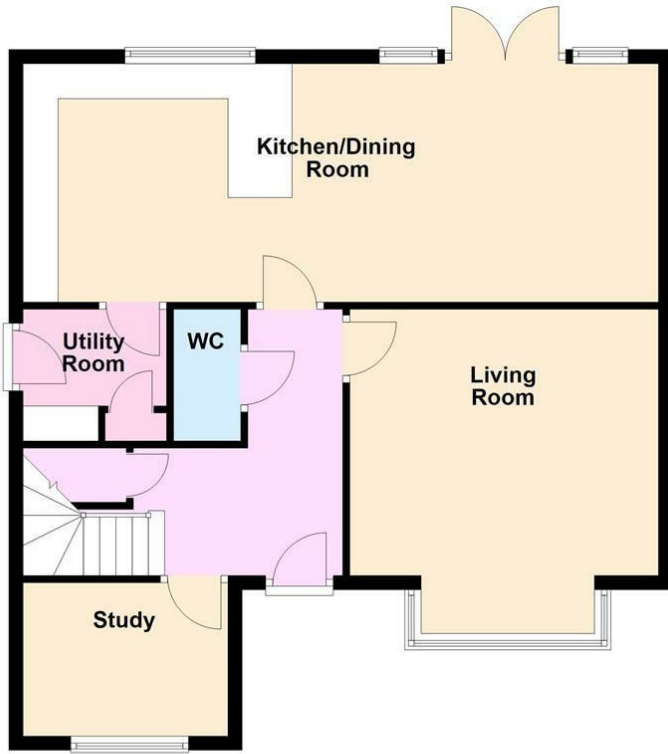


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Floorplan

Ground Floor

Approx. 73.7 sq. metres (793.4 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.4 sq. feet)



Total area: approx. 146.4 sq. metres (1575.8 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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