



Ashurst Way, East Preston

Offers In Excess Of
£300,000
Freehold

- Semi Detached Bungalow
- Two Bedrooms
- No Chain
- Freehold
- Living Room
- EPC Rating - E
- Council Tax Band - C
- Shower room/w.c
- Gas heating
- Double Glazing

A Semi Detached Bungalow being sold with no forward chain and in good proximity for shops, bus routes and train station. It has entrance hall, living room, sun lounge, fitted kitchen two bedrooms and shower room/w.u.c. Outside are the gardens and a garage

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Accommodation

Entrance Porch

Double glazed front door, obscured double glazed side windows.

Entrance Hall

Radiator, access to loft space.

Living Room 14'8" x 10'8" (4.49 x 3.271)

Radiator, double glazed door, fireplace.

Kitchen 11'6" x 10'9" (3.53 x 3.29)

Measurements to include built in units, one and half bowl stainless steel sink unit inset to worktop, part tiled walls, plumbing and space for washing machine, radiator, double glazed window, double glazed door, fitted oven, hob and extractor, cupboard with wall mounted boiler, gas metre, electric metre and circuit breaker fuse board.

Sun Room 30'6" x 7'2" (9.30 x 2.19)

Windows and doors out onto the rear garden.

Bedroom One 12'5" x 10'9" (3.79 x 3.29)

Measurements to include built in wardrobes with hanging space, shelving and chest of drawers, radiator, double glazed window.

Bedroom Two 9'11" x 6'9" (3.03 x 2.08)

Double glazed window, radiator.

Shower / W/C

Shower cubicle with wall mounted shower, low level flush w/c, wash hand basin, part tiled walls, obscure double glazed window, heated towel rail.

Front Garden

Shrubs and paved area.

Rear Garden

Paved areas and shrubs, side access.

Garage

Which has vehicle access to the rear off Ashurst Way.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan

Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 66.1 sq. metres (711.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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