



**Guide Price**

**£600,000**

**Freehold**

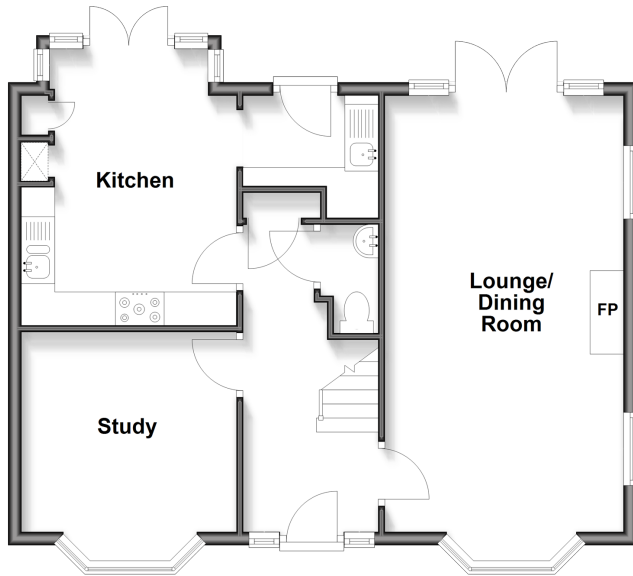
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**Sanditon Way,  
Worthing, West Sussex,  
BN14**

**cubitt & west**  
Helping you move forwards

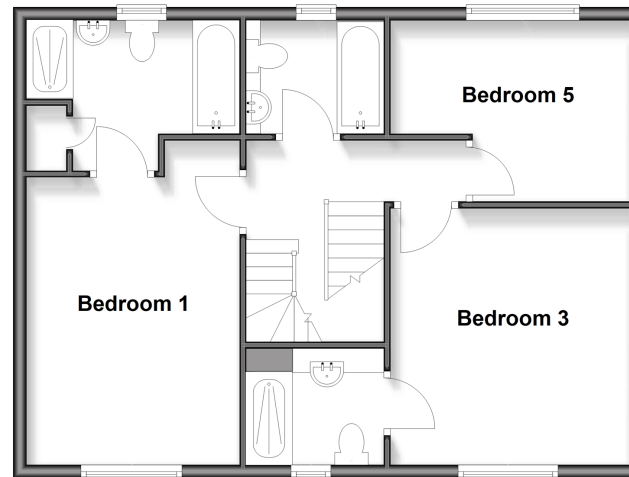
### Ground Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



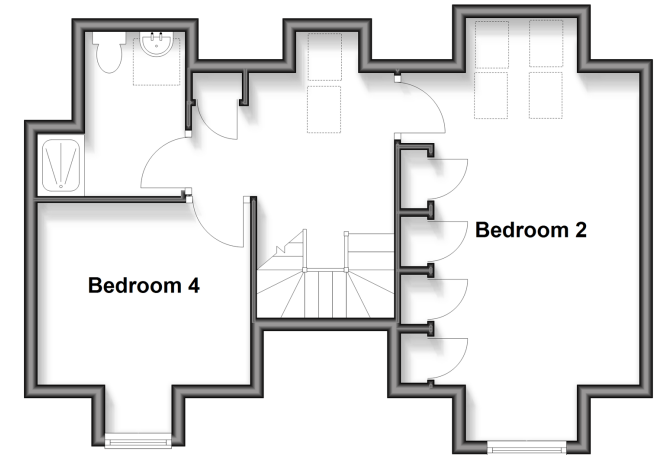
### First Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



### Second Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 21'4 x 11'6 (6.51m x 3.51m)

Dining Room: 10'6 x 9'3 (3.20m x 2.82m)

Kitchen: 14'5 x 10'6 (4.40m x 3.20m)

Utility Room: 6'6 x 6'0 (1.98m x 1.83m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 5: 11'6 x 8'9 (3.51m x 2.67m)

Bedroom 3: 12'2 x 11'6 (3.71m x 3.51m)

En-Suite Shower Room

Family Bathroom: 7'7 x 5'5 (2.31m x 1.65m)

Bedroom 1: 13'7 x 10'6 (4.14m x 3.20m)

En-Suite Shower Room

### SECOND FLOOR

Landing

Bedroom 2: 20'3 x 11'5 (6.18m x 3.48m)

Bedroom 4: 11'5 x 10'8 (3.48m x 3.25m)

En-Suite Shower Room

### OUTSIDE

Rear Garden

Driveway Parking

Garage With Power

Summer House / Shed



## Main features

- Beautifully presented family home boasting driveway & garage
- Feature garden with hot tub & new lawn
- Light & spacious rooms with triple aspect lounge
- Situated close to local amenities
- Located within an exclusive gated development



### Nearest Schools

Primary Schools: Ashington C of E School 6.6 miles, Ashurst CofE Primary 7.0 miles, St Peter's CofE Primary 8.0 miles  
Secondary Schools: Ashton Park School 11. miles, Weald School, The 12. miles, St Paul's Catholic College 13. miles



### Transport Information

Train Stations: Billingshurst 12. miles, Christs Hospital 14. miles, Horsham 16. miles



### Address

Sanditon Way, Worthing, West Sussex, BN14



### Directions

For directions to this property please contact us.



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Call Worthing Branch 01903 700657 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

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