



Apsley Way, Worthing, BN13

£425,000



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Detached House
- Three Bedrooms
- Modern Kitchen/ Breakfast Room
- South Facing Lounge & Dining Area
- Ground Floor WC
- Family Bathroom & En Suite Shower Room
- South Facing Garden
- Integral Garage
- Off Road Parking
- Quiet Cul De Sac

Jacobs Steel are delighted to offer this immaculately presented and recently refurbished home, ideally situated in the cul-de-sac location of Apsley Way. The property benefits from a modern en-suite shower room, a convenient downstairs cloakroom, and a south-facing garden. Internal viewing is highly recommended to fully appreciate the quality of this home. The property is situated in a quiet cul de sac located to local shopping facilities and transport links.





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INTERNAL

The ground floor features a spacious 20ft south-facing lounge/diner, with doors and windows that provide plenty of natural light, along with views and direct access to the rear garden. The modern fitted kitchen includes a selection of integrated appliances, space for a breakfast table, and a door leading to the side of the property. There is also a convenient ground floor cloakroom, along with internal access to the garage, which incorporates a useful utility area to the rear. Upstairs, the property offers two well-proportioned double bedrooms and a generous single bedroom. The principal bedroom benefits from a contemporary en-suite shower room, while a family bathroom is accessed from the landing.

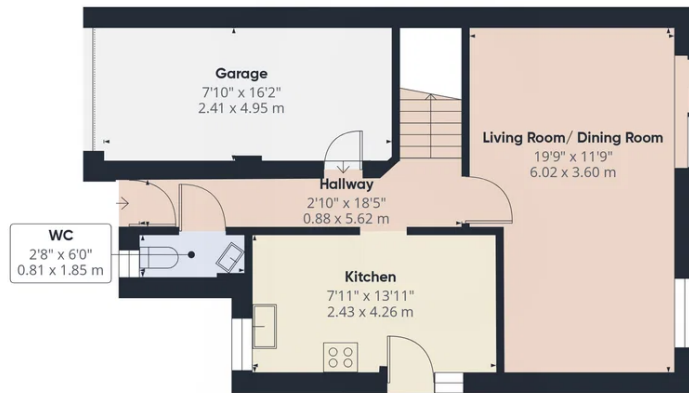
EXTERNAL

To the rear of the property there is a secluded and sunny south facing rear garden laid mostly to lawn with a decked seating area, accessible from the lounge. There are flowerbed and shrub borders and there is a shed to one side of the property and access via secure gate to the other side. To the front of the house is a paved driveway, offering parking for two vehicles.

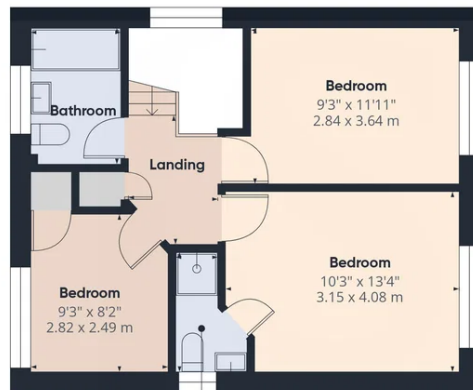
SITUATED

Situated in West Durrington, within a quiet close ideal for families, the property is conveniently located with The Laurels Primary School less than half a mile away and David Lloyd Health and Fitness Club just a short walk from the property. A range of further local amenities are close by, with Tesco superstores within approximately one mile. Worthing town centre, offering comprehensive shopping facilities, restaurants, pubs, cinemas, theatres and leisure amenities, is located approximately three and a half miles away. Excellent transport links are available, with Goring railway station just over one mile away, providing direct connections along the coast and beyond. Regular bus services also operate nearby.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

991 ft²
92.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.