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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1 Excess Cottages Hill Barn Lane

, Worthing, BN14 9QE

Guide price £425,000

Freehold Council Tax Band D



Guide Price £425,000 - £450,000.

A beautifully presented three bedroom family home situated at the foot of the South Downs, Excess Cottages is a modern and spacious property located on Hill Barn Lane, offering well appointed accommodation throughout.

Upon entering the property, you are welcomed by a fantastic lounge/diner featuring impressive floor to ceiling windows, allowing an abundance of natural light while enjoying pleasant views overlooking Hill Barn Recreation Park.

This inviting space flows seamlessly into a stunning, newly fitted kitchen, complete with a range of integrated appliances and ample space for a dining table and chairs. Double-glazed French doors open directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

The ground floor further benefits from a convenient cloakroom and additional storage cupboard.

To the first floor, the property offers three generously sized bedrooms along with a well appointed family bathroom.

Externally, the home features low maintenance front and rear gardens. The front garden is attractively enclosed by picket fencing, while the West facing rear garden enjoys plenty of afternoon and evening sun, and is thoughtfully arranged with a combination of decking and lawn. Additional benefits include a garage, which can be accessed from the rear garden via a useful lea to/covered walkway and a parking space.

Situated on Hillbarn Lane, being in a semi-rural location between Hillbarn Playing Fields and the Golf Course. Worthing Town Centre is about one and a half miles distant, whilst local shopping facilities are in Broadwater. The area is well served with schools and recreational facilities.

## Entrance Lobby





Lounge  
20'4 x 14'3 (6.20m x 4.34m)

Kitchen Diner  
17'8 x 8'7 (5.38m x 2.62m)

WC

First Floor Landing

Bedroom  
13'1 x 10'5 (3.99m x 3.18m)

Bedroom  
10'7 x 10'6 (3.23m x 3.20m)

Bedroom  
8'7 x 6'7 (2.62m x 2.01m)

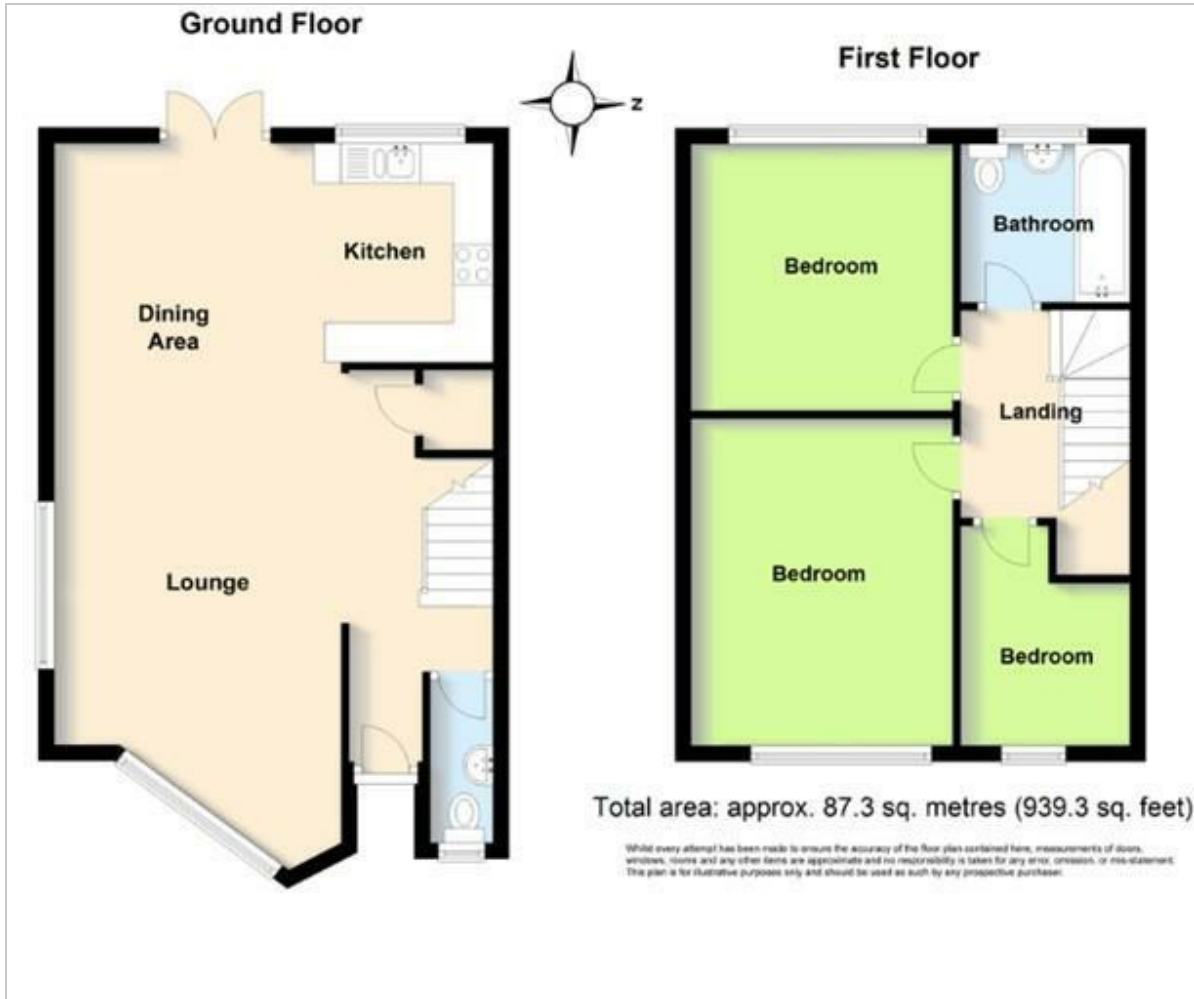
Bathroom

Front Garden

West Facing Rear Garden

Garage

## Floor Plan



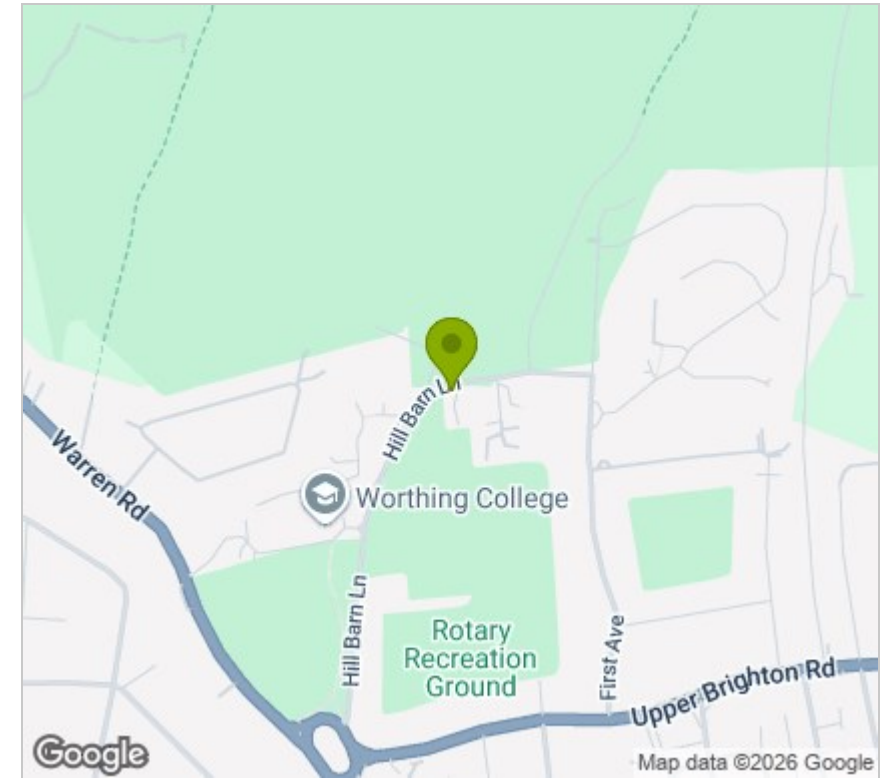
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

