



**JAMES & JAMES**  
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19 Ashacre Lane

, Worthing, BN13 2DA

Guide price £400,000

Freehold Council Tax Band C



Guide Price £400,000 - £425,000.

A stunning Victorian family home situated in this popular residential area.

In brief, the accommodation comprises a solid front door into spacious entrance hall with under stairs storage, bay fronted lounge, dining room, and a luxury fitted kitchen diner with French doors opening onto the South facing rear garden.

There is a double glazed lean-to acting as a utility room with butler sink. To the first floor, there are three bedrooms and a family bathroom.

Externally, the front garden is laid to brick block paving, providing off road parking.

The South facing garden is a particular feature of the property being laid to artificial lawn with areas of patio. and brick walls. Other benefits include gas central heating and double glazing.

There are also exposed floor boards through the entrance hall, lounge and dining room. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Ashacre Lane, the property is ideally located, giving good access to the A24 and A27.

The nearest mainline railway station is Durrington-on-Sea which is closed by. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles away. Local shops can be found nearby at Selden Parade.

Please contact the vendor's sole agents to arrange your private viewing tour.

[Front door to entrance hall](#)





Bay fronted lounge with focal fireplace  
13'5 x 11'1 (4.09m x 3.38m)

Dining room  
10'5 x 9'1 (3.18m x 2.77m)

Kitchen/diner  
13'9 x 10'3 (4.19m x 3.12m)

Outside covered area acting as utility room

Stairs to first floor landing with access to loft

Bedroom one  
14'4 x 11'1 (4.37m x 3.38m)

Bedroom two  
10'6 x 9'2 (3.20m x 2.79m)

Bedroom three  
10'11 narrowing to 7'6 x 9'1  
(3.33m narrowing to 2.29m x 2.77m )

Family bathroom  
6'2 x 6'2 (1.88m x 1.88m)

Off road parking

South facing rear garden

Timber cabin currently arranged as a gymnasium  
15'9 x 10'2 (4.80m x 3.10m)



## Floor Plan



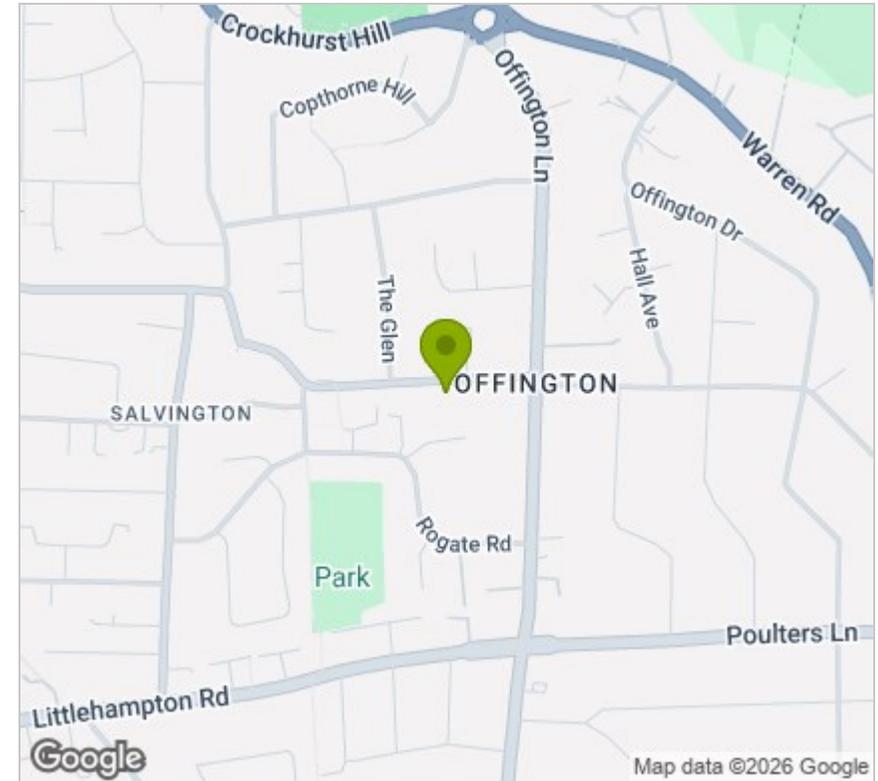
## Viewing

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

