



**Guide Price**

**£475,000**

**Freehold**

3x  1x  1x 

**College Gardens,  
Worthing, West Sussex,  
BN11**

**cubitt & west**  
Helping you move forwards



## Main features

- Immaculately presented family home
- Bi-fold doors, leading onto a very sunny private garden
- Modern and fully equipped kitchen and separate utility room
- Off-street parking for two cars, plus garage
- Must be viewed to be appreciated!

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'10 x 13'1 (5.44m x 3.99m)

Kitchen: 11'0 x 10'7 (3.36m x 3.23m)

Utility Room

Downstairs Toilet

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 10'10 (4.14m x 3.30m)

Bedroom 2: 12'4 x 11'1 (3.76m x 3.38m)

Bedroom 3: 10'3 x 7'0 (3.13m x 2.14m)

Bathroom

### OUTSIDE

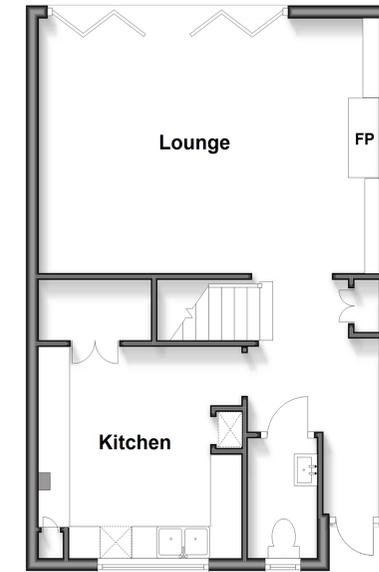
Off Street Parking

Garage

Private Rear Garden

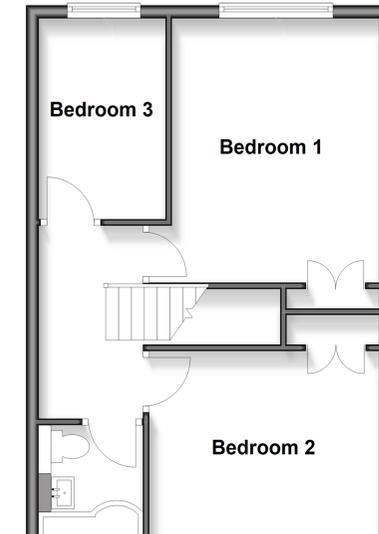
### Ground Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



40903692/20251210/LB/\*\*\*\*