



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Sherbrooke Close,  
Worthing, West Sussex,  
BN13**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

Awaiting  
photo



## Main features

- Beautifully presented family home
- Off-street parking for two cars
- Spacious conservatory
- Very large and sunny wrap around garden
- Scope to extend (subject to planning permissions)

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge / Diner: 25'11 x 7'5 (7.90m x 2.26m)

Kitchen: 11'1 x 7'1 (3.38m x 2.16m)

Conservatory: 13'7 x 11'9 (4.14m x 3.58m)

### FIRST FLOOR

Landing

Bedroom 1: 10'2 x 8'2 (3.10m x 2.49m)

Bedroom 2: 9'3 x 8'2 (2.82m x 2.49m)

Bedroom 3: 10'8 x 5'11 (3.25m x 1.80m)

Bathroom

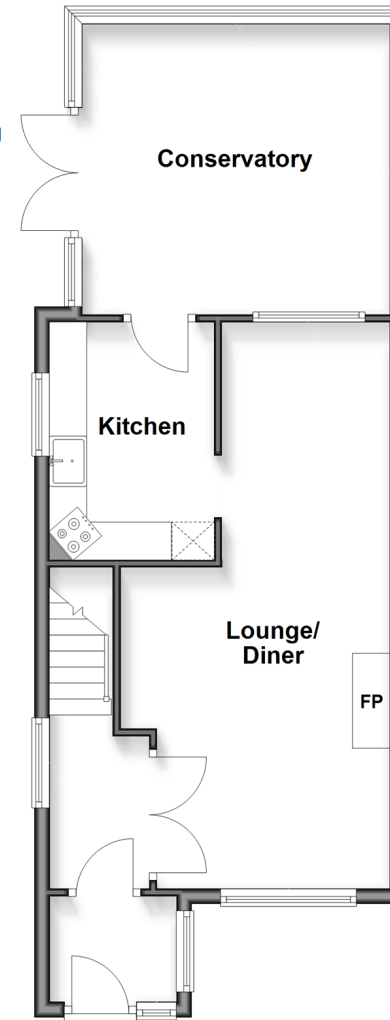
### OUTSIDE

Driveway Parking

Large Rear Garden

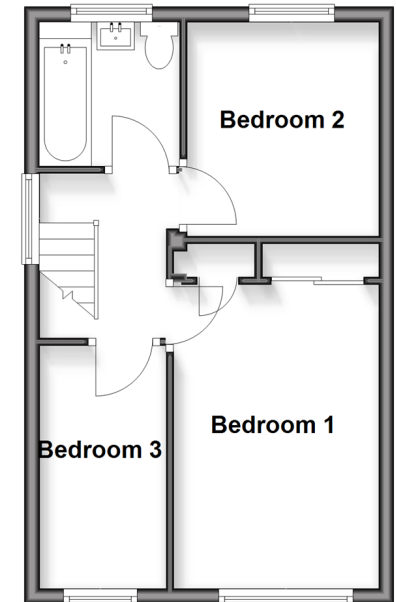
### Ground Floor

Approx. 52.7 sq. metres (566.8 sq. feet)



### First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



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

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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