



28 Water Lily Way, Worthing BN13 3GR

£425,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Town House in Quiet Location Backing onto National Park
- Easy Access to Amenities, Footpaths, Bus & Train Station
- Fitted Kitchen Breakfast Room overlooking Front Garden
- Sitting/Dining Room with Double Doors to the Garden
- 20' Primary Bedroom with En-Suit Shower Room
- 3 Further Bedrooms & Modern Wet Room
- South & West Facing Garden
- Garden Room with Power
- Off Road Parking for 3 Vehicles

## EPC Rating

Current = B

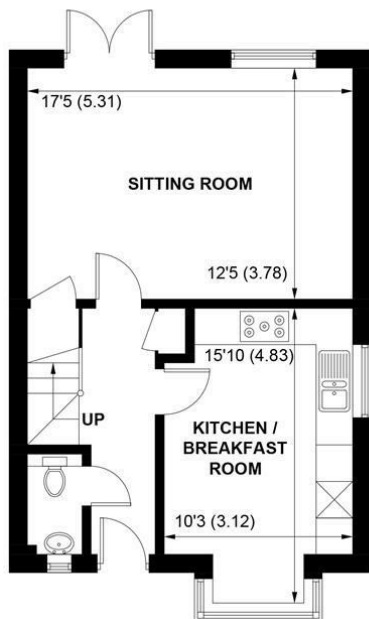
Potential = A

## Council Tax Band

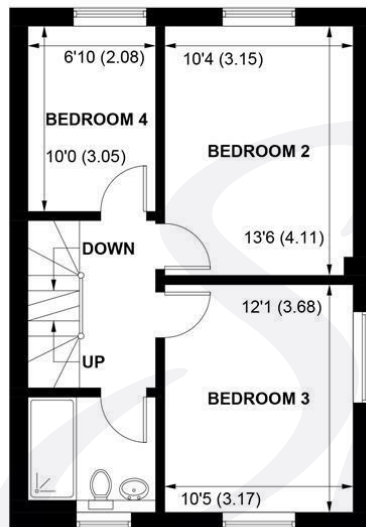
Band = E

## Tenure - Freehold

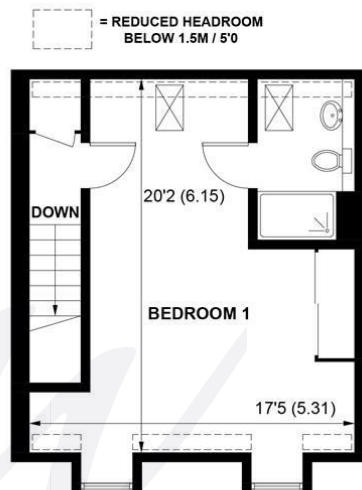




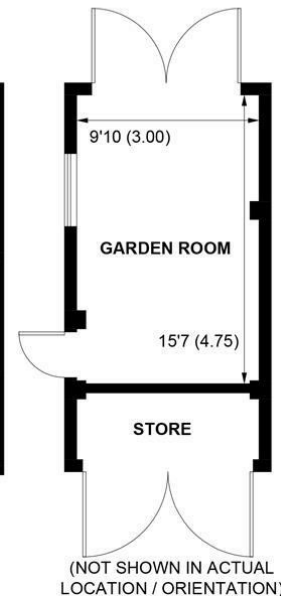
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



APPROXIMATE GROSS INTERNAL AREA = 1301 SQ FT / 120.9 SQ M  
GARDEN ROOM / STORE = 188 SQ FT / 17.5 SQ M  
TOTAL = 1489 SQ FT / 138.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
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#### CHICHESTER

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#### WALBERTON

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01903 885678. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.