



**JAMES & JAMES**  
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22 Water Lily Way

Worthing, BN13 3GR

Guide price £450,000

Freehold Council Tax Band E



A superb Taylor Wimpy three-storey family home overlooking Central Park. CHAIN FREE.

In brief, the accommodation comprises solid front door into spacious entrance hall with bespoke understairs storage and a ground floor cloakroom. There is a double aspect lounge with French doors opening onto the landscape garden. The kitchen/breakfast room has a range of integrated appliances. There are stairs to the spacious first floor landing with two of the bedrooms, both being double aspect, and bedroom two enjoying fitted wardrobes and a Juliet balcony. There is also a modern fitted family bathroom.

To the second floor is the master bedroom with a range of fitted wardrobes and drawers, double aspect with a pleasing view. There is also an en-suite shower room. Bedroom three, also on the second floor, is double aspect and overlooks the central green. Externally, there are gardens to the side, and the rear garden has been landscaped and laid predominantly to lawn with patio and a profusion of shrub lined borders. There is a carport and an additional car parking space.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful home.

Forming part of the popular Flower Estate in West Durrington, Tesco superstore can be found nearby which caters for everyday needs. There is a pleasant walk to the Coach & Horses public house, and the nearest mainline railway station is Goring-by-Sea, which gives great links to most major towns and cities.

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

Entrance hall  
18'1 x 6'0 (5.51m x 1.83m)

Ground floor w/c

Understairs storage cupboard





Double aspect lounge  
13'11 x 15'2 (4.24m x 4.62m)

Kitchen/breakfast room  
13'6 x 8'5 (4.11m x 2.57m)

Stairs to first floor landing  
17'3 x 6'0 (5.26m x 1.83m)

Bedroom two (double aspect with Juliette balcony)  
15'0 x 13'10 (4.57m x 4.22m)

Bedroom four (double aspect)  
10'5 x 6'8 (3.18m x 2.03m)

Family bathroom  
6'11 x 5'4 (2.11m x 1.63m)

Stairs to second floor landing

Bedroom one (double aspect with pleasing views)  
13'8 x 12'2 (4.17m x 3.71m)

En-suite shower room  
6'7 x 4'8 (2.01m x 1.42m)

Bedroom three with pleasing views  
13'9 x 10'7 (4.19m x 3.23m)

Landscaped rear garden

Car port & additional parking space

Additional side garden

## Floor Plan



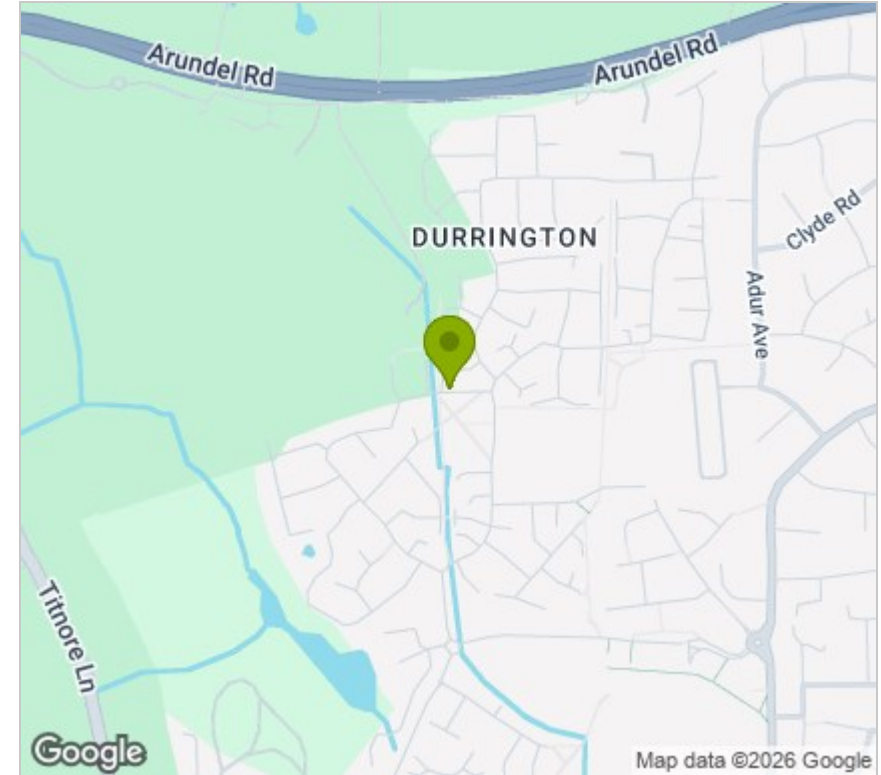
## Viewing

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

