



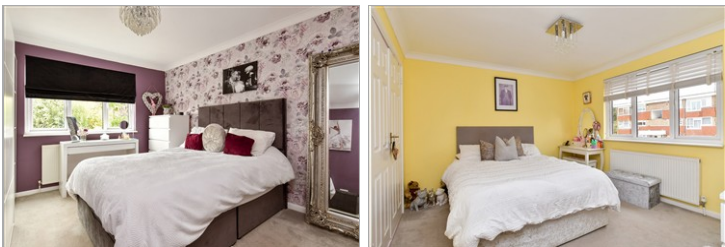
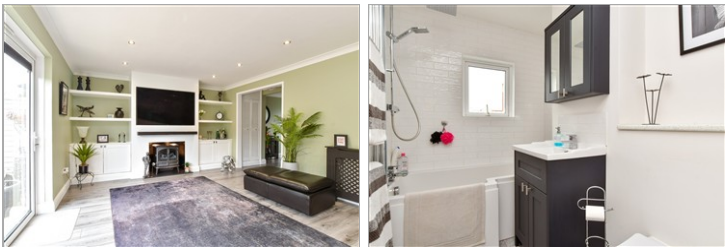
Guide Price
£460,000

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

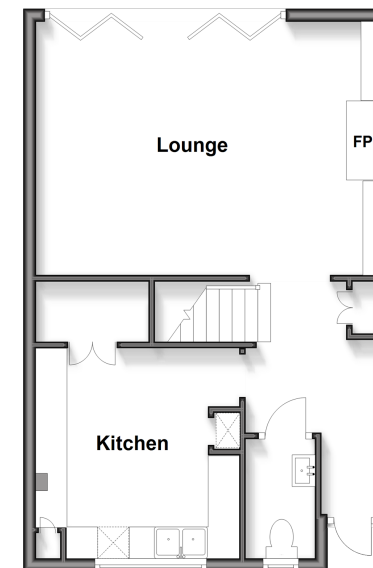
Off Street Parking

Garage

Private Rear Garden

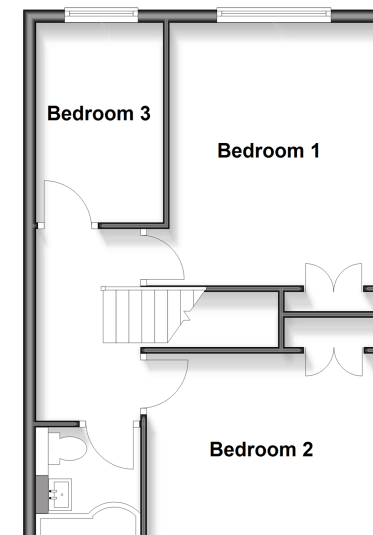
Ground Floor

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

■ If buying or rent, please check if Local Authority licensing schemes apply before proceeding



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