



3 Heathfield Close, Worthing, BN13 1LJ

Price £350,000

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A CHAIN FREE spacious two bedroom semi detached bungalow with private driveway and garage. Located in the favoured Tarring area with the accommodation briefly comprising; entrance hall, west aspect lounge, kitchen/dining room, two double bedrooms and wet room/wc. Externally the property has front, side and rear gardens.

- Chain Free
- Two Double Bedrooms
- Semi Detached Bungalow
- West Aspect Living Room
- Spacious Kitchen/Dining Rm
- Private Drive & Garage
- Gas Central Heating
- Popular Tarring









Double glazed front door opening to

### Entrance Hall

Radiator. Dado rail. Access hatch to loft space with built in ladder. Cupboard housing combination boiler.

### Lounge

4.85 x 3.49 (15'10" x 11'5")

West facing double glazed window. Radiator. Fireplace surround.

### Kitchen / Dining Room

6.20 max x 3.58 (20'4" max x 11'8" )

A spacious room with an excellent range of work surfaces and cupboards and drawers fitted below and above. Inset sink. Built in oven and grill. Fitted electric hob. Two double glazed windows to side and double glazed window and door to rear. Space for washing machine, fridge and dishwasher. Part tiled walls. Inset spotlights. Door to sun room.

### Sun Room

3.30 x 1.74 (10'9" x 5'8")

Radiator. Double glazed windows and door to rear garden.

### Bedroom One

3.85 x 3.57 (12'7" x 11'8")

Double glazed window to front and side. Radiator.

### Bedroom Two

3.82 x 3.49 (12'6" x 11'5")

Window. Radiator. Fitted wardrobes.

### Wet Room / WC

2.37 x 1.69 (7'9" x 5'6")

Wall mounted shower, pedestal wash hand basin and low level flush WC. Tiled walls. Two double glazed windows. Inset spotlights.

### Front and Side Gardens

Laid to lawn and enclosed by low wall.

### Rear Garden

Paved with gate to side. Door to garage and external store.

### Private Driveway

Providing off road parking for two cars and giving access to the garage and external store.

### Garage

Double glazed window and door to side. Up and over door to front.

### Required Information

Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 68                         | 77        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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