



12 Woodland Avenue, Worthing, BN13 3AF  
Guide Price £670,000





We are delighted to offer for sale this extremely well presented three double bedroom detached family home in this popular High Salvington location, having distant sea views.

In brief the property consists of a deceptively spacious entrance hallway with various storage spaces, a separate dual aspect lounge area, to the rear of the property there is a modernised open plan Kitchen / Dining room with granite work surfaces, separate island with integrated storage & breakfast bar area having seating for two, bi-folds to the rear open into a landscaped rear garden with built in seating, to complete the ground floor you have a four piece family bathroom and two double bedrooms, one of which has the added benefit of a dressing room area. On the first floor you have the master bedroom which benefits from distant sea views & views over rooftops also having access to the En-Suite shower room with underfloor heating.

The property also benefits from ten south facing solar panels which help with the economical side of the home & contribute towards utility costs.

- Detached Property
- Three Double Bedrooms
- Modernised Open Plan Kitchen / Dining Room
- Separate Dual Aspect Lounge
- Four Piece Family Bathroom
- En-Suite Master Bedroom
- Landscaped Rear Garden
- Off Street Parking For Three Vehicles
- South Facing Solar Panels
- Distant Sea Views









### Porch

1.52m x 0.61m (5 x 2'4)

Tile effect flooring, PVCU double glazed door, ceiling light, further PVCU double glazed door through to Entrance Hallway.

### Entrance Hallway

3.96m x 1.83m (13'11 x 6'0)

Laminate flooring, single radiator, skimmed ceiling with coving, access to understairs storage cupboard, further built in storage cupboard housing meters, stairs to first floor, wall mounted heating control panel.

### Open Plan Modern Fitted Kitchen / Dining Room

8.53m x 4.27m (28'7 x 14'11)

Laminate flooring, solid granite work surfaces with cupboards below & matching eye level cupboards, island area with a range of built in cupboards & draws also having a breakfast bar with seating for two, inset five ring induction hob with extractor fan above, integrated eye level double oven, space & provision for washing machine, dishwasher & tumble dryer, space for American Style fridge freezer, skimmed ceiling with spotlights, single radiator, fitted sky lantern, television point, feature exposed brick wall, bi-folding doors with integrated blinds.

### Separate Dual Aspect Lounge

4.27m x 3.96m (14'7 x 13'3)

Carpeted floor, two radiators, fitted television point, two PVCU double glazed windows, skimmed ceiling with coving.

### Four Piece Family Bathroom

2.74m x 1.83m (9'1 x 6'6)

Tiled floor, low flush WC, hand wash basin with mixer tap, tiled enclosed bath with hot & cold taps, fitted shower cubicle having an integrated power shower & being fully tiled, ladder style heated towel rail, part tiled walls, skimmed ceiling, PVCU double glazed obscured glass window.

### Bedroom Two

3.96m x 3.66m (13'10 x 12'7)

Stripped & painted wooden flooring, single radiator, various power points, skimmed ceiling with coving, PVCU double glazed window.

### Bedroom Three

4.57m x 4.27m at maximum measurements (15'4 x 14'4 at maximum measurements)

Carpeted floor, various power points, a range of PVCU double glazed windows, two radiators, skimmed ceiling, dressing room area with a range of fitted wardrobes with hanging rails & shelving.

### Master Bedroom

6.1m x 5.18m (20 x 17'4)

Carpeted floor, various power points, single radiator, television point, multiple access points to eaves storage spaces, loft hatch access, skimmed ceiling with spotlights, PVCU double glazed window with distant sea views & views over rooftops, door to En-Suite Shower Room

### En-Suite Shower Room

1.83m x 1.83m (6'11 x 6'9)

Tiled flooring, part tiled walls, low flush WC, pedestal hand wash basin with hot & cold tap, chrome ladder style heated towel rail, walk in shower with rainforest fall shower head, Velux window, skimmed ceiling with spotlights, electric underfloor heating.

### Externally

#### Front Garden

Mainly laid to block paved off street parking for approximately three or more vehicles, various chipstone areas, various mature shrub borders, steps leading to front door, shared access to side of property leading to side gate with rear garden access.

#### Rear Garden

Recently laid patio area having a built in seating arrangement, steps leading to lawned area, timber built storage shed, outside tap, gated side access, PVCU storage shed space.

### Council Tax

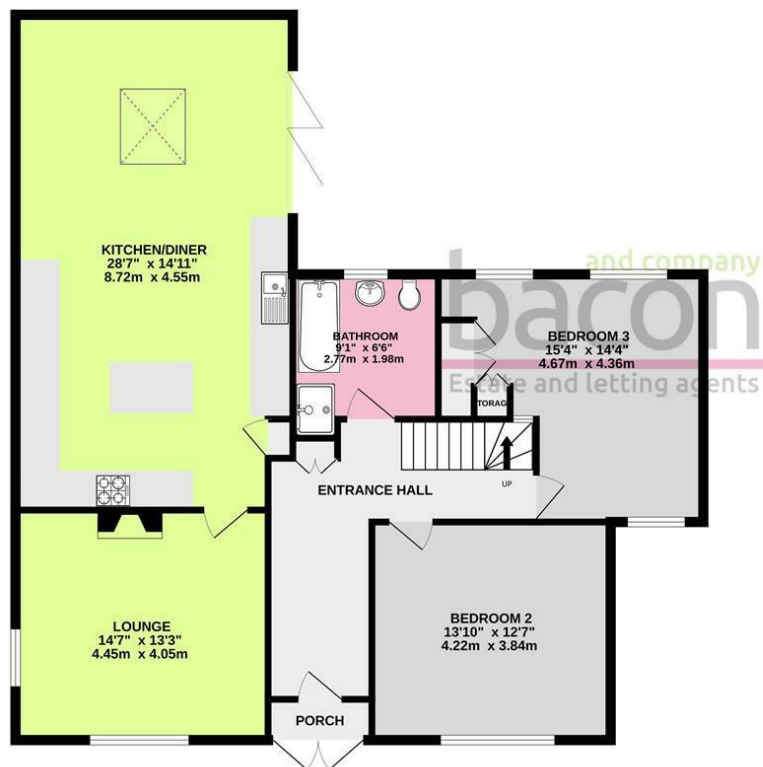
Band E







GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

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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1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



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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>                            | 78                         | 83        |
| (55-68) <b>D</b>                            |                            |           |
| (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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