



## Brickyard Cottages, Long Furlong, Worthing BN13 3XU

Guide Price **£500,000**



**Property Type:** End of Terrace House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Stylish Three Bedroom Home
- Spacious Living Room
- Beautifully Presented to a High Standard
- Contemporary Kitchen/Dining Room
- Luxury Bathroom, En-Suite & WC
- Plantation Shutters Throughout
- Good Sized Side & Back Gardens
- Beautiful Countryside Surroundings
- Built in 2020
- Two Off Road Parking Spaces



A beautifully presented three bedroom home built in 2020 to a high specification, set within an exclusive private courtyard of just five homes in a stunning semi-rural location. Featuring a bright bay-fronted living room, contemporary kitchen/dining room with French doors to the garden, principal bedroom with en-suite, and a stylish family bathroom. Outside offers a private side and rear gardens, two off road parking spaces and visitor bays. Ideally positioned within the South Downs National Park, close to local villages, transport links and the coast



## SUMMARY

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## INTERNAL

A welcoming entrance hall leads through to the heart of the home. The elegant living room, enhanced by a charming bay window fitted with stylish plantation shutters, enjoys an abundance of natural light while offering excellent privacy and light control. This beautifully finished space provides a comfortable yet sophisticated setting, perfectly suited to both relaxed evenings and entertaining guests.

To the rear, the contemporary kitchen/dining room showcases sleek cabinetry, integrated appliances and a thoughtfully designed layout, perfectly suited to modern living and sociable dining. There is ample room for a dining table and chairs, and French doors — framed with full-width, sleek plantation shutters — open directly onto the garden, allowing for excellent light control and privacy while seamlessly blending indoor and outdoor living. A conveniently positioned ground floor WC completes the ground floor accommodation.

Ascend to the first floor where three beautifully appointed bedrooms await, each also fitted with plantation shutters. The principal bedroom enjoys delightful countryside views and benefits from a stylish en-suite shower room, offering a tranquil escape. The remaining two bedrooms are equally stylish and are served by a luxuriously appointed family bathroom.

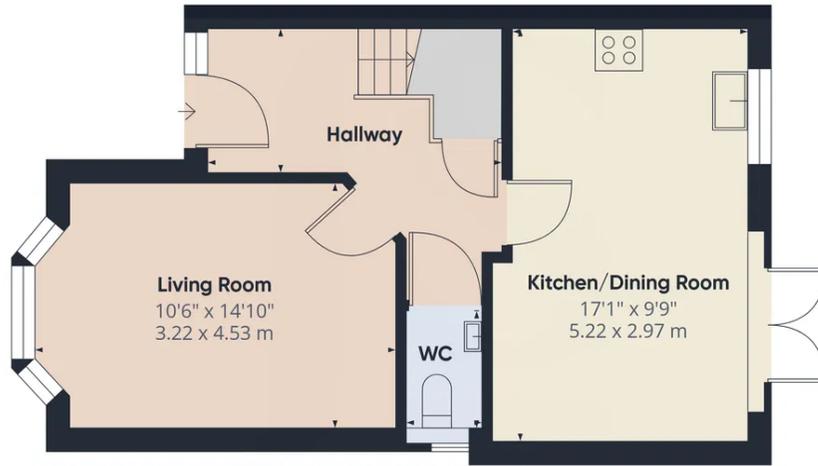
## EXTERNAL

This exquisite property, part of an exclusive collection by 'Holmes Southern Developments' from 2020, forms part of a small private courtyard development of just five homes.

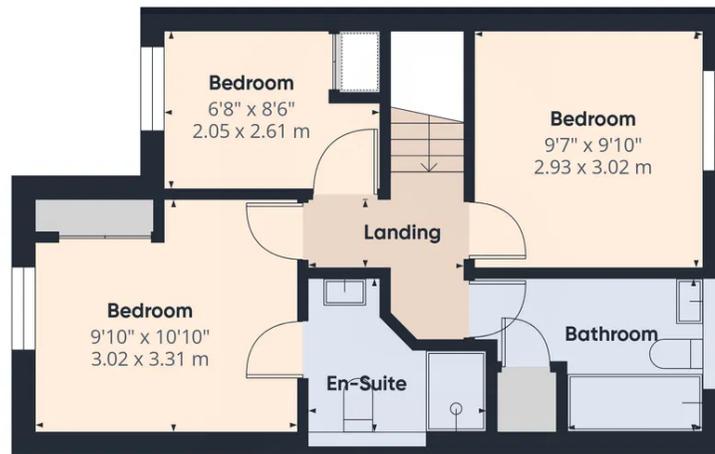
The exterior boasts a smart block-paved driveway providing convenient off-road parking for two vehicles, complemented by access to four shared visitor bays. The good-sized side and back gardens are an idyllic outdoor retreat, predominantly laid to a verdant lawn, edged with tasteful planting. A charming patio area beckons for al fresco dining and relaxation, while a useful garden shed and gated side access complete this lovely outdoor space.

## SITUATED





Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		98
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(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 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.