



**Guide Price**  
**£450,000**

**Freehold**

4x  1x  1x 

**Woodpecker Way,  
Worthing, West Sussex,  
BN13**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Immaculately presented family home
- Modern & extended kitchen / diner
- Off-street parking for 2 cars
- Spacious summer house / office which is insulated with power
- Sought after quiet location moments from bus routes & local amenities.

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 14'8 x 12'9 (4.47m x 3.89m)

Kitchen: 15'9 x 12'2 (4.80m x 3.71m)

Bedroom 4 / Family Room: 10'3 x 8'11 (3.13m x 2.72m)

### FIRST FLOOR

Landing

Bedroom 1: 12'4 x 9'3 (3.76m x 2.82m)

Bedroom 2: 9'6 x 6'5 (2.90m x 1.96m)

Bedroom 3

Family Bathroom

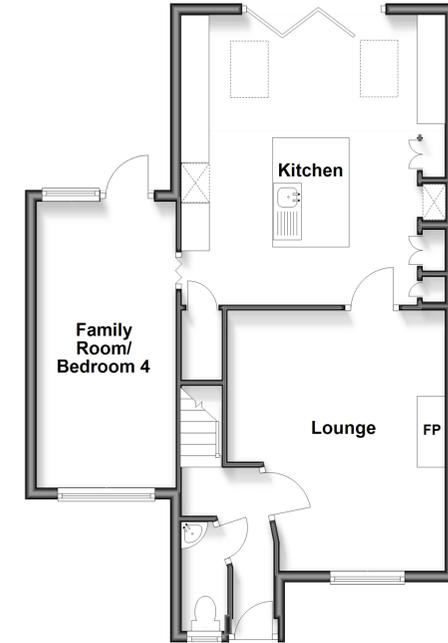
### OUTSIDE

Rear Garden

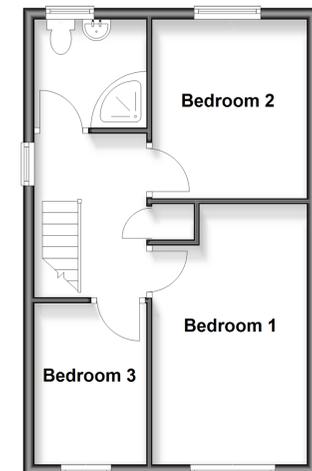
Summer House / Garden Office

Driveway Parking for 2 cars

**Ground Floor**  
Approx. 61.0 sq. metres (656.6 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.5 sq. feet)



**Call Worthing - 01903 700657 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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