



2A Montreal Way, Worthing, BN13 2RY  
Asking Price £350,000



We are delighted to bring to the market this bespoke new-build home, completed in 2021. Internally, the property offers well-designed and contemporary accommodation, briefly comprising an open-plan living space with a spacious living room and convenient access to a cloakroom. To the rear, you are welcomed into a beautifully presented kitchen/diner, featuring a fully fitted modern kitchen and bi-fold doors that open onto the south-facing garden—perfect for indoor-outdoor living. Upstairs, the property boasts two well-proportioned double bedrooms, both benefiting from built-in storage. The family bathroom is finished to a high standard in a sleek, contemporary style. Externally, the home offers a private driveway and a generous south-facing rear garden. Offered to the market chain-free, early viewing is highly recommended.

- Chain Free
- Built in 2021
- Two Double Bedrooms
- South Facing Rear Garden
- Private Driveway
- Open Plan Living
- Bi-Fold Doors
- Viewing Highly Recommended





### Entrance Hall

Spotlight. Double Glazed Window.

### Living Room

5.2 x 4.2 (17'1" x 13'9")

Carpeted throughout. Two Radiators. Door providing access to understair cupboard. Two Double glazed windows. Spotlights throughout. Door providing access to;

### Cloakroom

Low level Wc. Vanity sink unit.

### Kitchen / Dining Room

4.2 x 4.1 (13'9" x 13'5")

A fully fitted contemporary kitchen briefly comprising; composite worktops. A range of fitted matching wall and base units. Inset 'Butler' style sink. Integrated appliances including; fridge freezer, dishwasher, washing machine, low level oven with four ring electric hob and extractor

hood above. Floorboards throughout. Spotlights. Door providing access to storage cupboard housing combination boiler. Double glazed Bi-Fold doors providing access to rear garden.

### Stairs leading to;

### First Floor Landing

Carpeted throughout. Access to loft via hatch.

### Bedroom One

3.4 x 3 (11'2" x 9'10")

Carpeted throughout. Radiator. Double glazed window. Door providing access to storage cupboard.

### Bedroom Two

3.4 x 2.9 (11'2" x 9'6")

Carpeted throughout. Radiator. Double glazed window. Two double wardrobes.

### Bathroom

Floorboards throughout. Half tiled walls. Vanity sink unit with storage below. Low level Wc. Panelled bath with shower above. Frosted double glazed window. Wall mounted heated towel rail. Spotlights throughout.

### Outside

### Private Driveway

Parking with a mature tree and shrub raised boarder.

### South Facing Rear Garden

A fantastic addition to this home is the sizable south facing rear garden. You have a large lawned area with a patio area perfect for seating. You also have side access providing access to the front of the property.



GROUND FLOOR

1ST 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. Made with Metropix (2016).

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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



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