

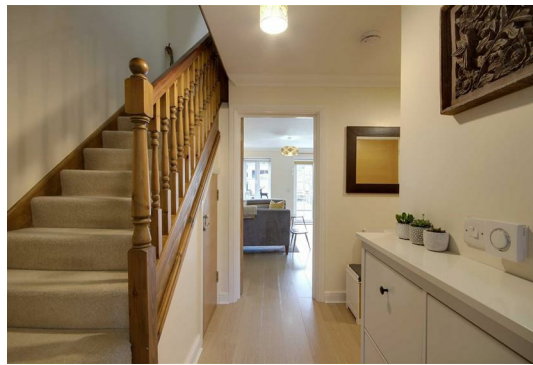


5 Hammond Close, Worthing, BN13 3FH
Guide Price £415,000



An immaculate four double bedroom AWARD WINNING end terraced house forming part of a private, secluded and gated development new in 2012. The accommodation consists of a reception hall, lounge/dining room, kitchen, ground floor cloakroom, first floor landing, two first floor double bedrooms one with an en-suite shower room, family bathroom, second floor landing, two second floor double bedrooms one with an en-suite cloakroom, two allocated parking spaces (one being a car port), front and rear gardens.

- Award Winning Development
- End Terraced Four Bedrooms
- Two Bathrooms
- Gas Heating & Solar Panels
- Car Barn Parking
- Private Gated Entrance
- Sound Reducing Party Walls
- Vendor Suited



Reception Hall

Accessed via a composite front door. Radiator. Gate entryphone. Central heating thermostat. Wood laminate flooring. Levelled and coved ceiling with two ceiling light points. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge, kitchen and cloakroom.

Lounge/Dining Room

4.93 x 4.02 (16'2" x 13'2")

Dual aspect via an obscure glass North facing double glazed window and West facing double glazed windows and French doors to the rear garden. Two radiators. Two wall light points. Wood laminate flooring. Levelled and coved ceiling with two ceiling light points.

Kitchen

4.02 x 2.52 (13'2" x 8'3")

Modern 'Manhattan' fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and with storage cupboard and NEFF integrated dishwasher below. Areas of Acrylic roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring NEFF hob having extractor hood over and fitted NEFF oven and grill below. Integrated NEFF upright fridge/freezer. Cupboard housing the homes wall mounted central heating boiler. Concealed AEG washer dryer. Part tiled walls. Tiled flooring. Radiator. Levelled and coved ceiling with spotlights. Two East aspect double glazed windows.

Ground Floor Cloakroom

Push button w.c. Pedestal wash hand basin with mixer taps. Part tiled walls. Tiled flooring. Radiator. Levelled and coved ceiling. Obscure glass double glazed window.

First Floor Landing

Levelled and coved ceiling. Staircase to second floor landing. Doors to bedroom one, two and family bathroom.

Bedroom One

4.02 x 3.77 (13'2" x 12'4")

West aspect via two double glazed windows. Built in double wardrobes. Two radiators. Levelled and coved ceiling.

En-Suite Shower Room

Fitted suite comprising of a step in double shower cubicle having shower unit, glazed screen and tiled surround. Wall mounted wash hand basin with mixer taps and storage cupboard below. Concealed push button w.c. Part tiled walls. Tile effect flooring. Chrome ladder design radiator. Striplight with electric shaver point. Levelled and coved ceiling. Extractor fan. Obscure glass double glazed window.

Bedroom Two

4.02 x 2.54 (13'2" x 8'4")

East aspect via two double glazed windows. Built in double wardrobe. Two radiators. Levelled and coved ceiling.

Family Bathroom

Modern fitted suite comprising of a panelled bath with twin hand grips and having mixer taps with shower attachment and shower screen over. Wall mounted wash hand basin with mixer taps and storage cupboard below. Concealed push button w.c. Chrome ladder design radiator. Tile effect flooring. Part tiled walls. Striplight with electric shaver point. Levelled and coved ceiling. Extractor fan. Obscure glass double glazed window.

Second Floor Landing

Built in airing cupboard. Levelled and coved ceiling. Doors to bedrooms three and four.

Bedroom Three

3.90 x 2.85 (12'10" x 9'4")

East aspect via a double glazed window. Two built in storage cupboards. Radiator. Levelled and coved ceiling.

Bedroom Four

4.02 x 2.62 (13'2" x 8'7")

West aspect via a double glazed window. Radiator. Levelled and coved ceiling.

En-Suite Cloakroom

Push button w.c. Wall mounted wash hand basin. Radiator. Part tiled walls. Tile effect flooring. Levelled and coved ceiling.

OUTSIDE

Electric security gates to the development with remote control and caller identification.

Front Garden

Laid to lawn with flower border. Side access to front door and rear garden.

Rear Garden

West facing with the first area of garden being paved to the rear and width of the home and offering ample space for garden table and chairs. The majority of garden is then laid to artificial grass, which then leads to a second patio area with wooden storage shed and gate providing rear pedestrian access. Enclosed by fence panelling.

Car Barn

Timber car barn with allocated parking space.

Allocated Parking Space

Second allocated parking space located within the development grounds.

Solar Panels

The roof mounted solar panels, owned by the property, provide hot water (not heating) for a good percentage of the year and hence helping reduce electricity bills.

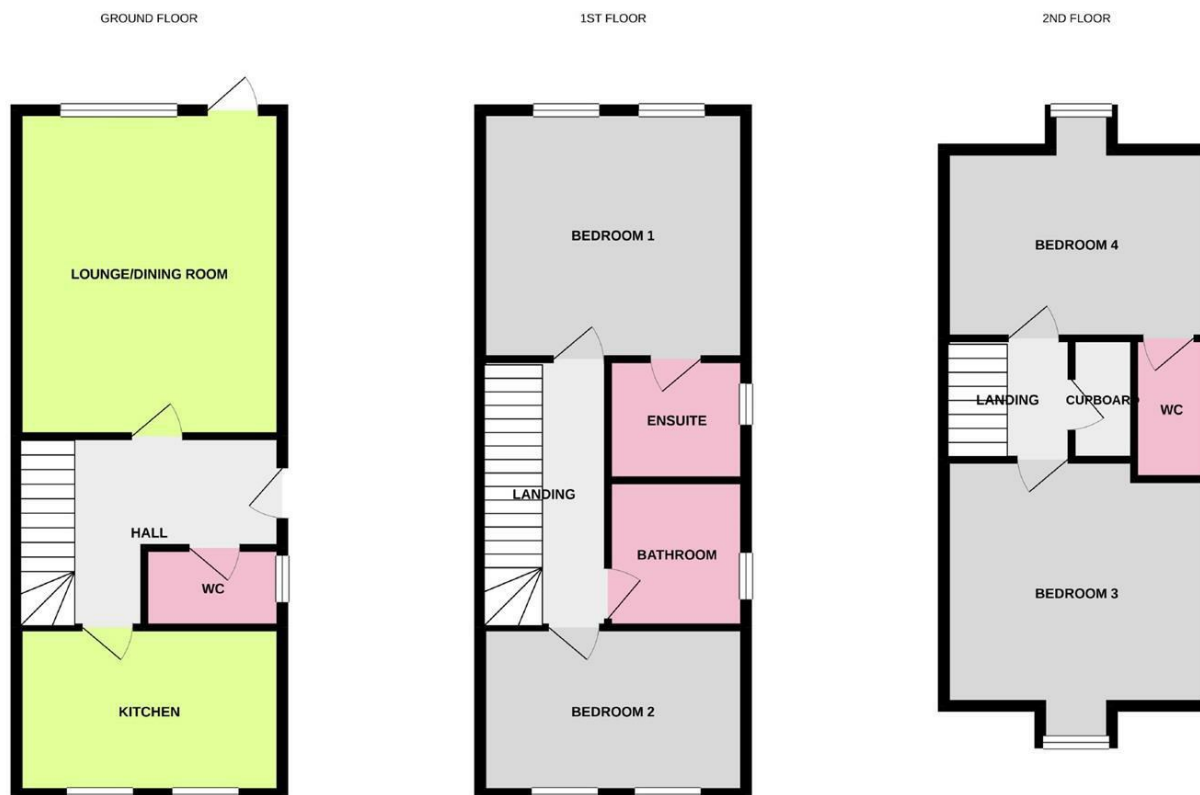
Council Tax

Council Tax Band D

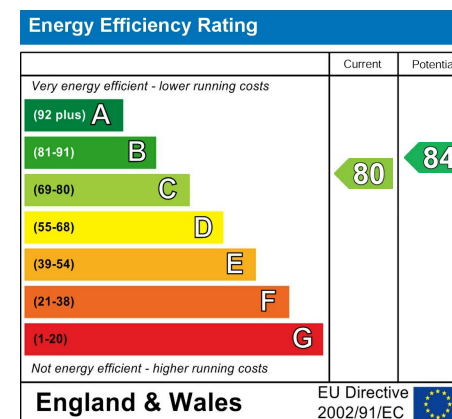








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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