



57 The Plantation, Worthing, BN13 2AQ
Asking Price £475,000

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Stunning three bedroom two bathroom semi-detached chalet bungalow featuring a delightful south garden and off street parking. Situated in this popular residential area on the Offington borders within easy access to the A24 and A27. Briefly the accommodation comprises: Entrance hall, South facing 23' lounge/diner opening out to garden, double glazed south facing conservatory, luxury fitted kitchen, three double bedrooms and two bathrooms. The property is beautifully presented and also features gas fired central heating and double glazed windows. Externally there is a blocked paved double driveway providing off road parking and a delightful secluded South facing rear garden.

- Semi-detached chalet
- Three double bedrooms
- Two bathrooms
- Luxury fitted kitchen
- Double glazed conservatory
- South facing garden
- Private double drive
- Chain free





Double glazed front door leading into:

ENTRANCE HALL

Radiator. Understairs storage cupboard with light.

LOUNGE/DINER

7.01m x 4.57m (23' x 15')

South facing with double glazed windows. Attractive fireplace with wood surround and incorporating electric coal effect fire. Radiator. Double glazed french doors leading out to garden.

LUXURY KITCHEN

4.09m x 2.64m (13'5 x 8'8)

Part tiled. Refitted modern kitchen comprising of work surfaces with inset single drainer sink unit. Excellent range of base units comprising cupboards and drawers with matching wall units having concealed lighting under. Integrated dishwasher. Fitted oven with four ring hob with chimney style extractor above. Space and plumbing for washing machine. Radiator. Space for tall fridge/freezer. Double glazed windows and double glazed door leading out to:

CONSERVATORY

3.51m x3.35m (11'6 x11')

Double glazed windows. Radiator. Tiled floor. Double glazed french doors to garden.

BEDROOM 2

4.80m into wardrobe x 3.89m max (15'9 into wardrobe x 12'9 max)

Fitted floor to ceiling wardrobes. Double glazed windows. Radiator.

BEDROOM 3

3.58m x2.74m (11'9 x9')

Double glazed windows. Radiator.

BATHROOM /WC

Fully tiled. White suite comprising of panelled bath with mixer tap/shower attachment. Pedestal wash hand basin. Close coupled wc. Vertical chrome radiator/towel rail. Double glazed window. Recessed double glazed window.

Stairs from entrance hall leading to:

FIRST FLOOR LANDING

'Velux' double glazed window. Walk in eaves storage cupboard being part boarded. 'Baxi' gas fired boiler.

BEDROOM 1

4.01m into wardrobe x 4.50m max (13'2 into wardrobe x 14'9 max)

Full length range of fitted wardrobes. Access to eaves storage cupboard. Radiator. Double glazed window. Recessed ceiling spotlighting.

BATHROOM/WC

Fully tiled with walk in shower. Chrome shower unit and glazed screen. Vanity unit with wash hand basin with cupboard under. Close coupled wc. Double glazed window. radiator. Tiled floor.

OUTSIDE

DOUBLE WIDTH DRIVE

Block paved double width drive to the front of property providing off road parking.

FRONT GARDEN

Driveway as above with shingled area . Side gate leading to :

SOUTH FACING REAR GARDEN

Delightful and secluded walled South facing rear garden. Full width paved patio and sun terrace. Remainder having shaped lawn with mature flower borders. 8' x 6' garden shed with light. Outside water tap. Gate giving side access.





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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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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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