



2 Colne Close, Worthing, BN13 3LP
Guide Price £430,000

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Three bedroom extended link detached house. This property offers a spacious lounge to the front of the property with separate dining room and conservatory, modern kitchen, downstairs cloakroom, converted garage providing a ground floor study and additional storage space, three bedrooms on the first floor with a contemporary bathroom. Externally the property has a low maintenance west aspect rear garden and off road parking.

- Three Bedrooms
- Extended Detached House
- Off Road Parking
- West Aspect Garden
- Ground Floor Study
- Conservatory
- Ground Floor Cloakroom
- Contemporary Bathroom





Entrance Porch

3.13 x 1.79 (10'3" x 5'10")

UPVC door leading to entrance porch. Tiled floor. Levelled ceiling. Dome light. Leaded window.

Entrance Hall

Wooden door leading to internal hallway. Carpet. Radiator. Pendant light. Understairs cupboard housing consumer unit and meters. Stairs to first floor landing.

Study

3.28 x 2.23 (10'9" x 7'3")

Carpet. Levelled ceiling. Spotlights. Obscured window. Radiator. Tv point. Power points.

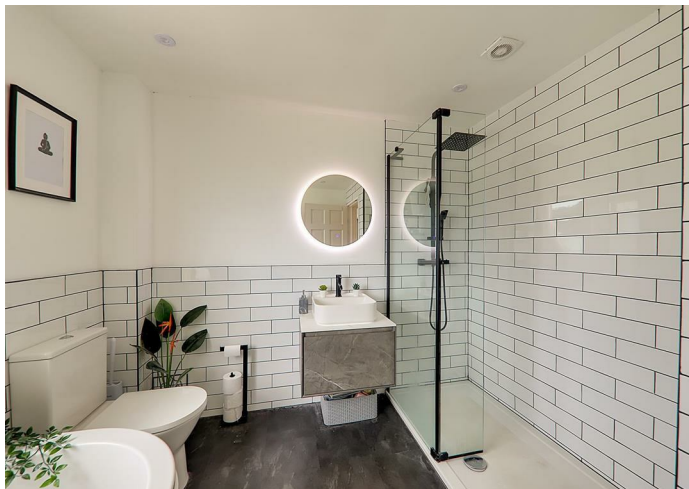
Living Room

6.34 x 3.61 (20'9" x 11'10")

Hard flooring. Leaded window. Feature wall mounted electric fire. Radiator. Pendant light.

Downstairs Cloakroom

Toilet. Wash hand basin with C-spout mixer tap and tiled splashback. Obscured window.



Kitchen

5.54 x 3.49 (18'2" x 11'5")

Range of white gloss kitchen units, floor and wall mounted cabinets and drawers. Contrasting worktop. Integrated electric over and grill. Five ring gas hob with canopy extractor fan above. Part tiled walls. Space for under counter washing machine and tumble dryer. 1.5 bowl sink with drainer, C-spout mixer tap. Space for freestanding fridge/freezer. Window. Side door to rear garden.

Dining Room

3.80 x 2.77 (12'5" x 9'1")

Hard flooring. Doors to living room and sliding door to conservatory. Clerestory window. Radiator. Pendant light.

Conservatory

3.04 x 2.59 (9'11" x 8'5")

Tiled flooring. Glazed windows. French doors to garden.

Garden

West aspect. Low maintenance. Artificial grass. Raised decked area with pergola. Raised wild flower beds. Side access to the front of the property.



Stairs To First Floor Landing

Glazed window. Carpeted stairs. Loft access. Pendant light. Cupboard housing combination boiler.

Bathroom

2.65 x 2.66 (8'8" x 8'8")

Contemporary bathroom. Walk in shower with dual function shower on riser rail. Glass hinged shower door. Part tiled walls. Floating wash hand basin with drawer storage below. Toilet. Full length bath with C-spout mixer tap and hand held shower. Heated towel rail. Obscured window. Levelled ceiling with spotlights.

Bedroom One

3.63 x 3.07 (11'10" x 10'0")

Double bedroom. Hard flooring. Radiator. Built in sliding door wardrobe. Glazed window.

Bedroom Two

3.58 x 3.27 (11'8" x 10'8")

Double bedroom. Carpet. Leaded glazed window. pendant light.

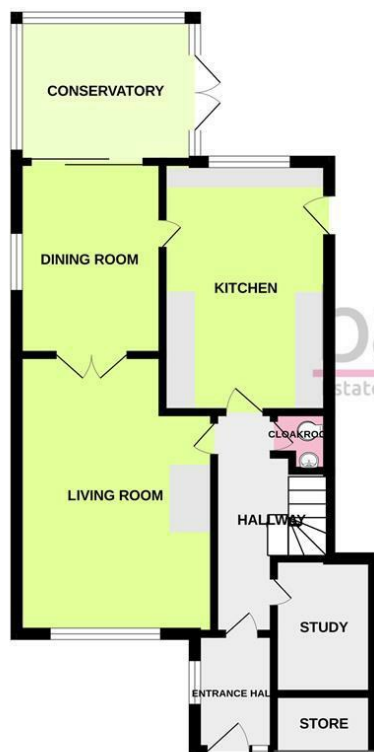
Bedroom Three

3.23 x 1.89 (10'7" x 6'2")

Carpet. Levelled ceiling with spots. Leaded window.



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 confirm their condition or working order.



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