



Bluebell Way, Worthing, BN12 5BW - £450,000

Aspire Residential are excited to bring to the market this fantastically presented, modern town house in the popular 'Aspects Development' in Goring By Sea. This is a rare opportunity to purchase a versatile home, in a fantastic location that benefits from an active new build warranty. Internally the property has been finished to a high standard and offers beautiful views out to the South Downs. Addition benefits including a nearby train station, solar panels and local shops.

Viewing is highly recommended so call us today to book your appointment

Key Features:

- **Modern Town House With Solar Panels**
- **Views Out To The South Downs**
- **Garage**
- **Off Road Parking**
- **Two Juliette Balconies**
- **EPC - B**
- **Modern Furnishings**
- **Secluded Rear Garden**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
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Entrance

Double glazed, composite door opening to:

Hallway

Cupboard housing boiler. Radiator. Thermostat control. Door into garage. Tiled flooring.

Downstairs W/C

Part tiled walls for splash back, button flush W/C. Radiator. Floating wash hand basin. Tiled floor.

Study *10' 1" x 6' 8" (3.07m x 2.03m)*

Double aspect, double glazed, corner adjoining windows. TV point. Phone point. Radiator. Tiled flooring.

Downstairs Reception *16' 11" into recess x 11' 2" (5.15m x 3.40m)*

Double doors to rear providing access to garden and double-glazed window to side providing additional light. Radiator. TV point. Tiled flooring.

Stairs up to:

First Floor Landing

Radiator. Door into:

Split Open Plan Kitchen/Dining Room/Lounge:

Kitchen/Dining Room 16' 5" x 10' 3" (5.00m x 3.12m)

Double glazed windows over two sides one which is Juliette balcony. Matching range of wall of base units with marble worktop tops which have a one and a half bowl inset. Integrated appliances include a fridge/freezer, dishwasher, eye level oven and grill and a four ring induction hob with overhead extractor fan. Feature below unit and kickboard lighting. Space to dine. Tiled floor.

Lounge 15' 6" x 16' 3" (4.72m x 4.95m)

Double glazed windows over two sides providing double aspect light and views across the South Downs. Two radiators. TV point. Carpets.

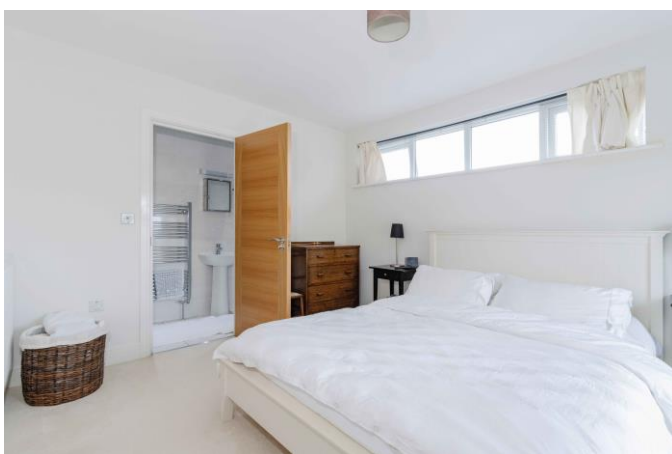
Stairs upto:

Top Floor Landing

Access to loft space. Thermostat control. Linen cupboard. Light tunnel. Carpets.

Master Bedroom 12' 11" x 10' 4" (3.93m x 3.15m)

Double glazed window to rear and Juliette balcony side. Built in wardrobe. Radiator. Carpets. Door opening to:





En Suite

Flooring to ceiling tiled walls for splash back. Walk in shower with glass folding door. Pedestal wash hand basin. Button flush W/C. Chrome heated towel rail. Tiled flooring.



Family Bathroom

Floor to ceiling tiled walls for splash back. Double glazed frosted window to rear. Panel enclosed bath with overhead shower and glass shower screen. Button flush W/C. Floating wash hand basin. Chrome heated towel rail. Tiled flooring.



Bedroom Two *14' 2" x 7' 11" (4.31m x 2.41m)*

Double aspect, double glazed, corner adjoining windows providing fantastic views out to the South Downs. Radiator. TV point. Carpets.



Bedroom Three *9' 10" x 7' 11" (2.99m x 2.41m)*

Double glazed window to front. Carpets.

Garden

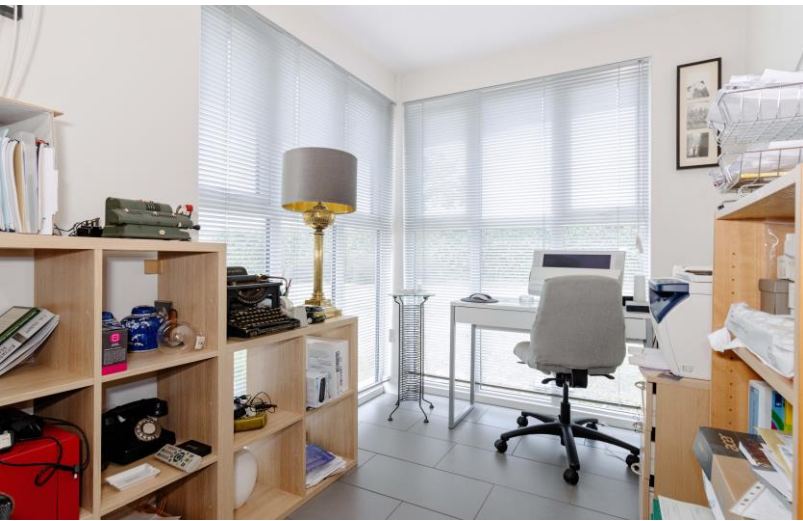
Patio space for dining extending into lawn which has a water feature to the rear. Mature shrubs and hedges providing an abundance of privacy.

Garage

Small utility area which including plumbing for a washing machine. Meters. Manual up and over door.

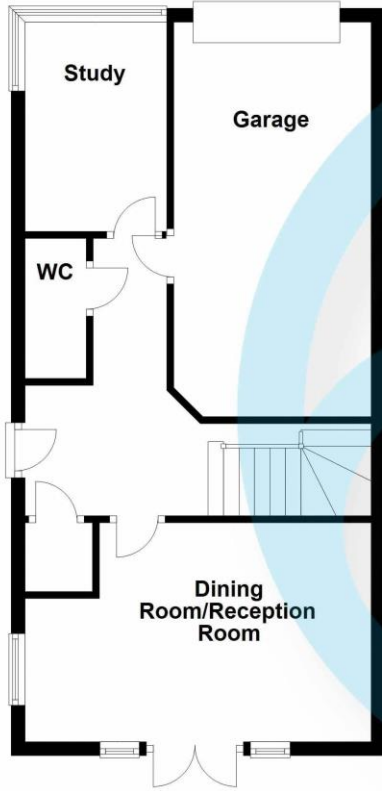
Off Road Parking

To the front of the garage.



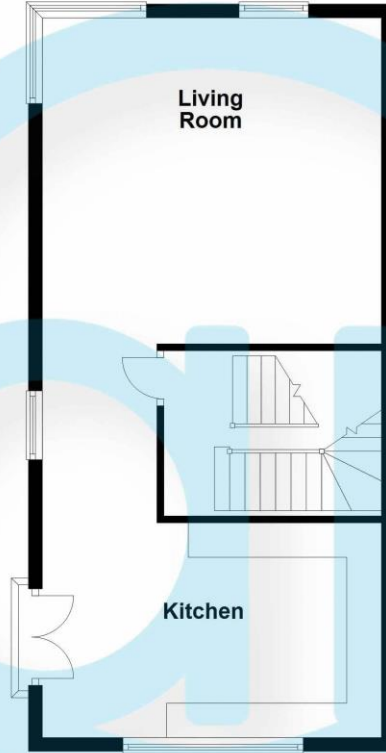
Ground Floor

Approx. 52.2 sq. metres (561.3 sq. feet)



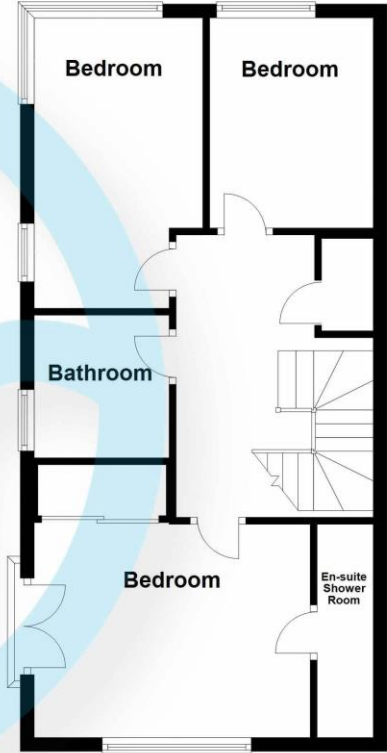
First Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



Second Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



Total area: approx. 151.4 sq. metres (1630.0 sq. feet)

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