



The Heights, Worthing, BN14 0AW **Asking Price - £675,000**

Aspire Residential are delighted to bring to the market this secluded three bedroom, detached bungalow in popular Findon Valley. Internally the property has been kept to a good standard and offers an abundance of natural light throughout. Externally, the property offers beautiful wrap around gardens that covers both the South and West aspects as well as raised patio/decking areas for dining. Additional benefits include popular local schools, a short walk to the shops and partially converted annex facilities. Call us today to book your viewing.

Key Features:

- **Detached three bedroom family home**
- **Beautifully landscaped wrap around gardens**
- **Driveway proving ample off road parking**
- **Detached double garage**
- **Potential to create an independent annex**
- **Raised patio area and decking for al fresco dining**

www.aspireresidential.co.uk

28 Goring Road, Worthing, BN12 4AD
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Front Door

Double glazed door into;

Entrance Porch

Double glazed windows to both sides. Radiator. Space to hang coats. Door into;

Hallway

Access to loft. Radiator. Thermostat control. Carpets.



Master bedroom *20' 2" x 11' 10" (6.14m x 3.60m)*

Shutters which open to extended dressing room with double glazed windows throughout. Built in quadruple length wardrobes. Carpets.

Bedroom Two *12' 6" x 8' 8" (3.81m x 2.64m)*

Double glazed window with fitted blinds to rear with radiators below. Carpets.

Bedroom Three *11' 9" x 6' 10" (3.58m x 2.08m)*

Double glazed window to rear with fitted blinds and radiator below. Dado rails. Carpets.



Bathroom

Double glazed frosted windows with fitted blinds. Part tiled walls for splash back. Panel enclosed bath with overhead mains fed shower and glass shower screen. Fitted vanity unit which incorporates a mirror with down lights & four storage cupboards. A marble wash hand basin with mixer taps. Button flush W/C. Chrome heated towel rail. Tiled floor.

Lounge 23' 5" x 15' 8" (7.13m x 4.77m)

Double glazed feature bay window doors that open to raised decking for dining. Additional double glazed window to side. Work multifuel burner. TV point. Radiator x2. Hard wood floor with carpets to the center for comfort.

Kitchen 12' 0" x 11' 8" (3.65m x 3.55m)

Double glazed window to side. Matching range of wall and base units. Part tiled walls for splash back. Single bowl porcelain sink inset to unit with mixer tap and drainer. The integrated appliances are a full range of 'Neff' appliances including a fridge freezer, dishwasher, microwave, fan assisted oven and a four ring electric hob with overhead extractor. Radiator. Hardwood flooring.

Utility room

Double glazed window and door to rear. Matching range of wall and base units. Single bowl composite sink inset to worktop. Space and plumbing for washing machine.

Dining Room 19' 1" x 7' 3" (5.81m x 2.21m)

Vault skylight and additional double glazed doors and window to side. Radiator. Hardwood floor.

Conservatory 16' 2" x 11' 9" (4.92m x 3.58m)

Double glazed door with fitted shutters opening out to raised patio. Additional double glazed fan opening windows to side. Electric points. Tiled floor.





Part Converted Garage

Windows over two sides. Radiator. Electric point. W/C and sink. Storage space.

Garage

Side opening doors.

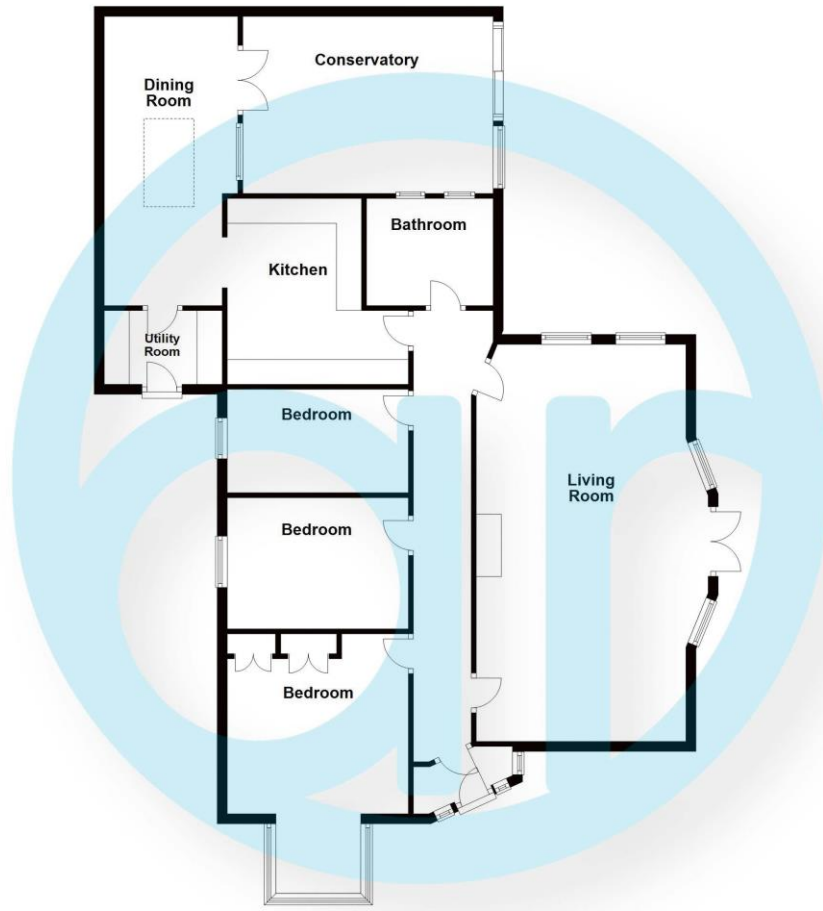
South Facing Garden

Enclosed by hedges and shrubs ensuring maximum privacy. The garden itself offers an abundance of foliage with artificial lawn and shingle. Additionally, three raised dining spaces are available, two patio, one decked





Floor Plan



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