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Bluebell Way, Worthing, BN12 5BW - £460,000

Aspire Residential are delighted to bring to the market this three bedroom & three reception room end of terrace house in the popular Aspects Development, Goring By Sea.

Internally the property offers a modern and well-maintained finish and comprises; entrance hallway, office, downstairs W/C, garden room, lounge, kitchen/diner, three bedrooms including the master of which has an en suite and a family bathroom.

Additionally, a garage, two Juliette balconies and South facing garden are provided. Benefits include solar panels, a local train station and off road parking.

Call us today to book your viewing.

Key Features:

- **Modern End of Terrace House**
- **Three Bedrooms**
- **South Downs Views**
- **Solar Panels**
- **EPC - B**
- **Close To Goring Train Station**
- **Local Shops**
- **Easy Access To The A259 & A27**

www.aspireresidential.co.uk

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Entrance Door

Double glazed doors opening into:

Entrance Hallway

Coats cupboard which also houses the boiler. Radiator. Thermostat control. Door into garage. Karndean flooring.

Downstairs W/C

Double glazed frosted window to front with Radiator below. Part tiled walls for splashback. Button flush W/C. Floating wash hand basin. Tiled floor.

Study 10' 0" x 6' 8" (3.05m x 2.03m)

Double glazed adjoining corner unit windows. Radiator. Karndean flooring.

Garden Room 16' 1" into recess x 10' 0" (4.90m x 3.05m)

Double glazed doors and windows to rear with fitted shutters. Additional window to side. Radiator. Karndean flooring.

Stairs up to:

First Floor Landing

Radiator. Door into:

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

Double glazed adjoining corner unit window with views over the South Downs. Two additional windows. Radiator. TV point. Karndean flooring. Opening into:

Open Plan Kitchen/Diner *17' 0" x 10' 5" (5.18m x 3.17m)*

Double glazed windows to side and double-glazed doors that open to a Juliette Balcony. Matching range of 'soft grey' wall and base units with soft closing doors. Display cabinets. One and half bowl sink inset to worktop with mixer tap and drainer board. Integrated appliances include an eye level 'Neff' fan assisted oven and grill, 'Neff' 4 ring induction hob with overhead extractor fan, dishwasher and fridge/freezer. Kickboard feature lights. Space to dine. Karndean flooring.

Stairs up to:

Top Floor Landing

Access to loft space. Natural light tunnel. Thermostat control. Linen cupboard. Carpeted flooring.





Master Bedroom *12' 10" x 10' 5" (3.91m x 3.17m)*

Double raised windows to rear and double-glazed doors opening to Juliette Balcony. Radiator. Built in wardrobe. Carpets.

En Suite

Floor to ceiling walls. Walk in shower. Button flush W/C. Pedestal wash hand basin. Chrome heated towel rail. Tiled flooring.

Family Bathroom

Double glazed frosted window to side. Part tiled walls for splashback. Panel enclosed bath with mains fed shower & glass shower screen. Button flush W/C. Floating wash hand basin. Chrome heated towel rail. Tiled floor.



Bedroom Two *14' 0" x 8' 0" (4.26m x 2.44m)*

Double glazed adjoining corner unit window with views across the South Downs. Additional window to side. Radiator. Carpets.

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

Double glazed window to rear offering views across the South Downs. Radiator. Carpets.



South Facing Garden

Partly paved for dining extending into lawn with decorative flower beds.

Garage

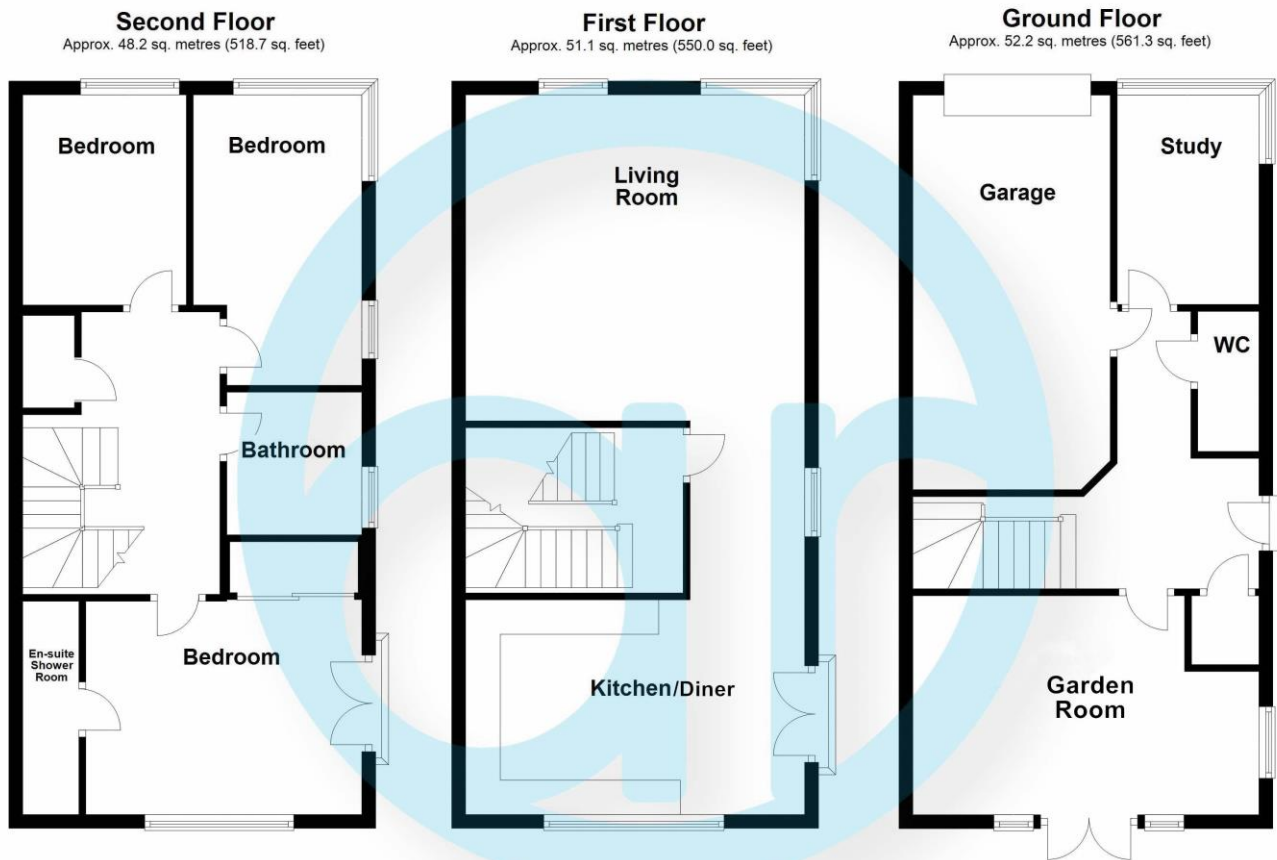
Manual up and over door. Utility space with washing machine.

Agents Notes

The houses are all freehold, but all homeowners are automatically allocated 1 share in Aspects (Goring) Management Services Ltd which means they are required to pay an annual management fee to Aspects Management Services Ltd which is currently £350 for the upkeep of the communal areas, estate fences, maintenance and power for the bollard lighting and drainage pump.







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

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

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

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