



ASPIRE RESIDENTIAL



19 Clover Lane
Worthing BN12 5LZ

Offers In Excess of £500,000

Beautiful Semi Detached Family Home

Minutes walk to 'Ferring Rife'

Extended Family Space

Four Bedrooms

South Facing Garden

EPC - D

Quiet Cul De Sac

Aspire Residential are delighted to bring to the market this beautiful four bedroom semi detached family home which is situated a short walk from 'Ferring Rife'. Internally the property has been MODERNISED to high spec and has the benefit of an EXTENDED KITCHEN/DINER. In addition, the SOUTH FACING GARDEN offers an external office space which is ideal for anyone that may need to work from home. This property will be sold with NO FORWARD CHAIN.

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Entrance Hallway

Double glazed door into:

Hallway

Plastered throughout with exposed wood features including the stair case, door frames, skirting boards. Radiator to side wall. Meters. Wood effect flooring throughout.

Boot Room/Utility Room *10' 7" x 4' 6" (3.22m x 1.37m)*

Double glazed window to side. Storage space. Boiler to side wall. Plumbing for washing machine. Door to side providing access to garden. Wood effect flooring.

Downstairs Shower Room

Double glazed frosted window to side. Corner unit walk in shower. Button flush W/C. Slim line sink. Vinyl flooring.

Lounge/Snug *17' 6" x 11' 9" into recess (5.33m x 3.58m)*

Double glazed windows and doors out to front garden which are enclosed by fitted shutters. Feature fire place. Built in storage. Two radiators. Home cinema surround sound system inset to wall. Wood effect flooring.

Extended Kitchen/Diner *22' 1" max x 21' 0" max (6.73m x 6.40m)*

Two sets of double glazed french doors opening to the garden at the rear. Sky light. The kitchen has a matching range of country style wall and base units with a display cabinet and black marble effect worktops. One and half bowl granite sink with a swan neck mixer tap and draining board inset to worktop. Space provided for a 'Range master' style cooker, american fridge/freezer and a washing



machine. Breakfast bar. Display lighting. Space for a large family dining table, sofa and TV cabinet. Two Radiators. Wood effect flooring.



Stairs upto:

Landing

Access to loft space.

Bedroom Four/Study 7' 2" x 6' 10" (2.18m x 2.08m)

Double glazed window to front with fitted shutters and radiator below. Wood effect flooring.

Bedroom Two 11' 6" into recess x 10' 1" (3.50m x 3.07m)

Double glazed window with fitted shutters into bay and radiator below. Wood effect flooring.

Bedroom Three 11' 0" x 9' 4" (3.35m x 2.84m)

Double glazed window to rear with fitted shutters and radiator below. Picture Rails. Storage cupboard to side. Wood effect flooring.

Master Bedroom 21' 10" max x 12' 0" max (6.65m x 3.65m)

Double glazed window to rear with fitted shutters and a radiator below. Additional radiator to side wall. TV point. Wood effect flooring.

En Suite

Walk in double length shower cubicle. Pedestal wash hand basin. Button flush W/C. Radiator. Vinyl flooring.

Refitted Victorian Style Family Bathroom

Double glazed frosted window to front. Claw foot bath with chrome mixer tap and shower. Raised wash hand basin inset to woodern work top. High level chain flush w/c. Victorian style radiator. Wood effect flooring.

Front Garden & Off Road Parking

Gated Access. Mainly laid to lawn with a storage shed and cupboard. Paving for off road parking for 2/3 cars.

South Facing Garden

Enclosed by decorative shrubbery and fencing. Patio space for dining extending into lawn.

External Cabin/Office

Located in the garden, this space has been fitted with double glazing, lighting and electrical points.



