



Park Way Close, Southwick, BN42 4LE **£1995pcm**

Aspire Residential is delighted to offer a well-presented semi-detached family home in Southwick, walking distance to Southwick Square shopping facilities, park, local bus routes, schools and train station. The property comprises four bedrooms, living room, dining room, kitchen, family bathroom, two en-suites, off road parking, open fireplace, and a Southerly aspect rear garden. The property is unfurnished and available from the end of September.

Key Features:

- **Well Presented Semi-Detached Family Home**
- **Four Bedrooms**
- **Living, Dining Room & Kitchen**
- **Family Bathroom & Two En-Suite Shower Rooms**
- **EPC Rating C**
- **Council Tax Band C**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk



Main Entrance

Front door leading to the inner porch. Wall mounted gas central heating boiler. Inner door leading to:

Entrance Hallway

Stairs leading to the first floor. Under stair storage cupboard and a further storage cupboard. Radiator.

Living Room *16' 4" x 12' 0" (4.97m x 3.65m)*

Double glazed front aspect window. Feature cast iron open fireplace. Radiator. Archway leading to:



Kitchen/Dining Room *24' 6" x 10' 6" (7.48m x 3.19m)*

Two double glazed Southerly aspect doors leading to the rear garden with a double glazed side aspect window. Matching wall and base units incorporating the double oven, four ring gas hob and extractor fan. One and half sink with drainer and mixer tap. Breakfast bar. Radiator. Door leading to:



Bedroom 4/Office *12' 11" x 9' 7" (3.93m x 2.91m)*

Double glazed side aspect door and window. One and half bowl sink and drainer. Space/plumbing for a washing machine. Space for dryer. Radiator. Door leading to:

En-Suite Shower Room

Shower cubicle with an electric shower. Low level WC. Wash hand basin with storage.

First Floor Landing

Double glazed side aspect window. Hatch access to the loft. Storage cupboard. Doors leading to:

Bedroom One *20' 5" max x 12' 2" (6.23m x 3.70m)*

Double glazed rear aspect window. Triple door wardrobe, drawers and overhead storage. Radiator. Door leading to:

En-Suite Shower Room

Double glazed side aspect window. Corner shower cubicle. Low level WC. Wash hand basin with storage under. Towel Radiator.

Bedroom Two *12' 0" x 9' 5" (3.65m x 2.86m)*

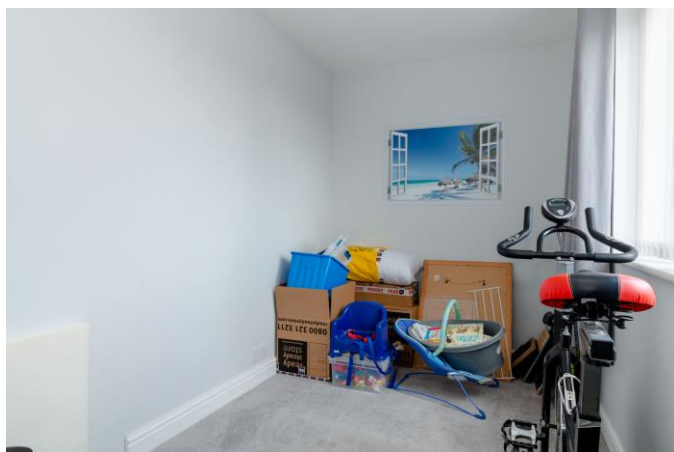
Double glazed front aspect window. Radiator.

Bedroom Three *12' 6" x 6' 7" (3.8m x 2.0m)*

Double glazed rear aspect window. Radiator.

Bathroom

Double glazed front aspect window. Panelled bath with shower over and glass shower screen. Wash hand basin with storage under. Low level WC. Towel radiator.





Outside

Front

Drive with parking for several vehicles.

Southerly Aspect Rear Garden

Lawn area with a path leading to the separate enclosed seated area. Access to the rear shed.

