



- ANNEXE WITH OWN ENTRANCE
- WESTERLY ASPECT REAR GARDEN
- 21FT6 LOUNGE, 15FT1 KITCHEN
- SPACIOUS CORNER PLOT
- DINING ROOM, UTILITY ROOM
- DESIRABLE FLEETWING LOCATION



Spey Close
Worthing BN13 3LT

**Offers in Excess of
£485,000**

****Self-contained annexe**** A great opportunity to purchase this link detached family home situated in the ever popular Fleetwing area situated close to local amenities, the local bus route and transportation links. Accommodation comprises an entrance hall, 21ft6 Lounge, dining room, kitchen, utility room three bedrooms and a bathroom. There is also a separate 1 bedroom annexe with its own entrance set over two floors. Other benefits include gas fired central heating and double glazing. Externally is off road parking for several cars and a West facing rear garden. Early viewings are strongly advised.

Entrance Hall

Double glazed door and window to the front. Walk in storage cupboard. Additional under stairs storage space. Double panel radiator.

Lounge 21' 6" x 12' 0" (6.55m x 3.65m)

Double glazed sliding door to the rear. Double glazed window to the front. Wall mounted electric. Two double panel radiators.

Dining Room 11' 10" x 9' 1" (3.60m x 2.77m)

Double glazed, double opening doors to the rear garden. Double panel radiator.

Kitchen 15' 1" x 8' 7" (4.59m x 2.61m)

Double glazed door to the front. Two double glazed windows to the rear. Feature glass worktops with inset one and a half bowl, single drainer sink unit with mixer tap. Range of base unit and drawers with matching wall mounted cupboards. Built in double oven. Five ring gas hob with stainless steel extractor hood over. Integrated dishwasher. Double panel radiator.

Utility room (could be used as a study/occasional bedroom) 8' 8" x 7' 5" (2.64m x 2.26m)

Double glazed windows to the front and rear. Space and plumbing for a washing machine. Spaces for a tumble dryer and a fridge freezer. Wall mounted cupboard. Double panel radiator.

Cloakroom

Tiled room with double glazed window to the side. Low level WC. Wash hand basin with vanity cupboard below. Heated towel rail.

First Floor Landing

Double glazed window to the front. Double panel radiator. Loft access.

Bedroom 1 12' 0" x 11' 10" (3.65m x 3.60m)

Double glazed window to the rear. Range of fitted wardrobes with storage boxes over. Double panel radiator.

Bedroom 2 12' 0" x 9' 5" (3.65m x 2.87m)

Double glazed window to the front. Fitted double wardrobe. Double panel radiator.

Bedroom 3 9' 2" x 8' 8" (2.79m x 2.64m)

Double glazed window to the rear. Fitted cupboard. Double panel radiator.

Family Bathroom

Part tiled room with frosted double glazed window to the side. Panel enclosed bath with wall mounted shower unit over with additional telephone style shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail.

Annexe

Double glazed door to entrance porch. Door to

Lounge/kitchen 21' 4" x 11' 6" (6.50m x 3.50m)

Open plan living space with lounge and kitchen areas. Double glazed door to the rear. Double glazed windows to both the front and rear. The kitchen area has worktops with an inset stainless steel one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. built in oven with four ring hob above and extractor unit over. There are also two double panel radiators, inset ceiling spotlights and an under stairs storage space. Stairs to

First Floor Landing

Walk in storage cupboard.

Bedroom 1 9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed window to the front. Double panel radiator.

Bathroom 7' 1" x 6' 1" (2.16m x 1.85m)

Frosted double glazed window to the rear. L-Shaped bath with wall mounted shower. Wash hand basin with vanity cupboard below. Low level WC. Heated towel rail.

Front Garden

Corner plot with area of lawn and block paved drive providing off road parking for several cars.

Rear Garden

Being of a Westerly aspect with a raised area of decking, a paved patio and a lawn with shrub borders.



