



7 Cornfield Way | Worthing | West Sussex | BN11 3NH

Offers Over £350,000





We are delighted to offer for sale this three bedroom mid terrace house Taylor Wimpey home built in 2017. This lovely home laid out over three floors offers three double bedrooms, two bathrooms and two allocated parking spaces..



Key Features

- Mid Terrace House
- Built in 2016 by Bovis Homes
- Three Bedrooms
- Two Bathrooms
- Downstairs W.C
- Two Allocated Parking Spaces
- Remainder of NHBC Guarantee
- Close to Amenities and Bus Routes
- Family Friendly



4 Bedrooms



2 Bathrooms



1 Reception Rooms

INTERNAL

Entrance hallway, downstairs W.C, modern fully fitted kitchen with integrated appliances and window looking out to the front of the property. Lounge with French doors to a South Westerly facing garden, storage cupboard under the stairs. On the first floor to the rear is a large double bedroom, further double bedroom and a family bathroom with white suite and glass screen. On the top floor is the generous master suite with galleried landing and en suite shower room. The property benefits from hardwood shutters to all window and the french doors going out onto the garden.

EXTERNAL

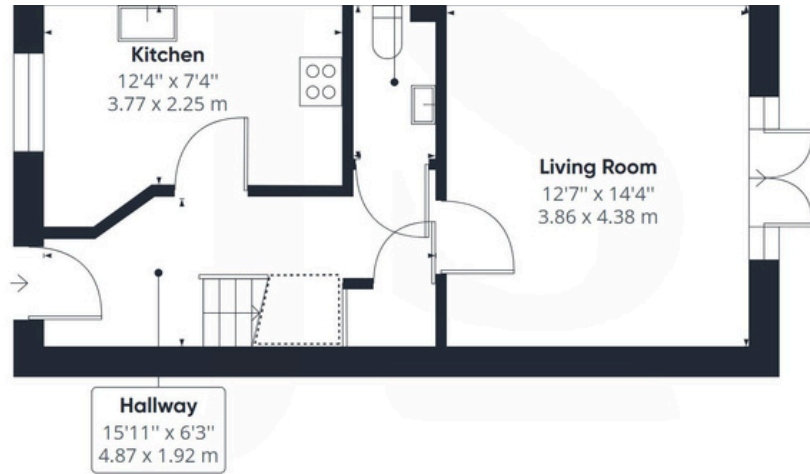
The South Westerly rear garden is mainly laid to artificial grass with shed, decking and is fence enclosed with a gate giving side access to the car park. The property benefits from two allocated parking spaces positioned at the rear of the property which can also be accessed via the garden.

LOCATION

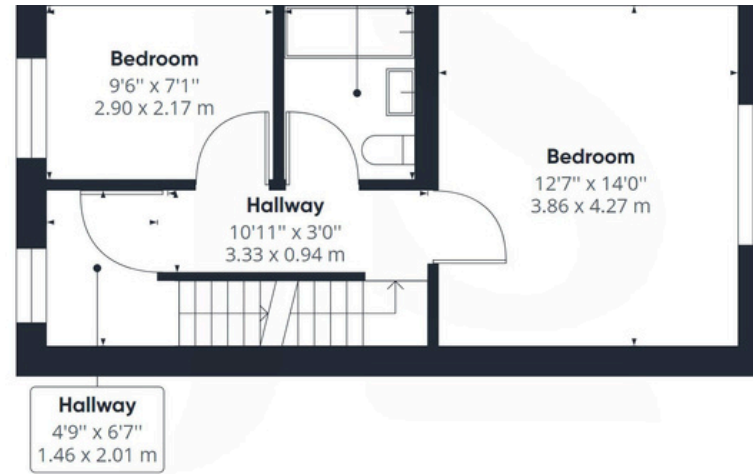
Within the popular Barley Grange development site just off Fulbeck Avenue. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby. The property is located in The Laurels Primary School catchment area.

Council Tax Band
D

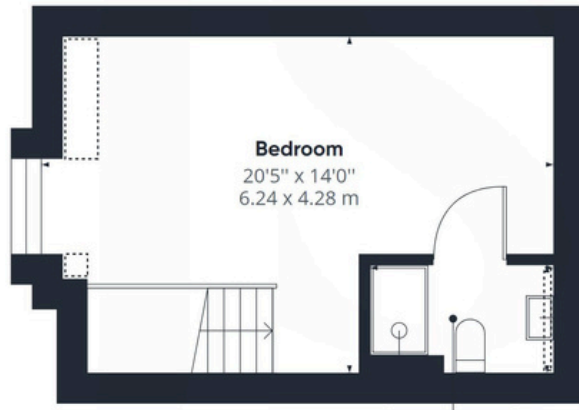




Floor 0



Floor 1



Approximate total area⁽¹⁾

1057.00 ft²
98.20 m²

Reduced headroom

22.72 ft²
2.11 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Property Details:

Floor area (as quoted by EPC: 102 sqm)

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.