



Hollyacres | Worthing | West Sussex | BN13 3TD

Guide Price **£350,000**





We would love to present this spacious detached house with three bedrooms in a small development. The property benefits good sized lounge, dining area opening into the large conservatory, modern kitchen, ground floor cloakroom/wc, master bedroom with dressing area and en-suite shower room. Family bathroom. West facing rear garden, garage and off road parking. Being sold chain free.



Key features:

- Detached House
- Three Bedrooms
- Good Sized Lounge
- Dining Area
- Modern Fitted Kitchen
- Conservatory
- Dressing Room & En-Suite
- Ground Floor Cloakroom/WC
- West Facing Rear Garden
- Garage & Off Road Parking

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL Entrance hall leads into a good sized lounge with bay window. Inner hallway gives access to the ground floor cloakroom/wc and takes you into the dining area with space for dining suite and opens into the modern kitchen, this room has a good range of matching wall and base units, inset sink and drainer, induction hob with fitted extractor over and fitted double oven beneath, space for washing machine, slimline dishwasher, fridge/freezer and tumble dryer. The conservatory is full width and leads onto the garden. The first floor landing gives access the loft. Bedroom one has a dressing area with fitted wardrobes and an en-suite shower room. Two further bedrooms and a family bathroom with panelled bath, wc and wash hand basin.

EXTERNAL The west facing rear garden is mainly laid to lawn with patio seating area. Off road parking leads to the garage which also has a personal door to the rear garden.

SITUATED In a popular cul-de-sac providing easy access to the A27 with Tesco's Superstore approximately one mile away. Worthing

town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.5 miles away. The nearest station is Durrington which is approximately 2 miles away. Bus services run nearby.

ENTRANCE HALL

LOUNGE 17' 0" x 12' 0" (5.18m x 3.66m)

KITCHEN 14' 5" x 7' 0" (4.39m x 2.13m)

DINING ROOM 10' 8" x 8' 0" (3.25m x 2.44m)

CONSERVATORY 15' 0" x 10' 5" (4.57m x 3.18m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE 11' 1" x 9' 4" (3.38m x 2.84m)

DRESSING AREA 5' 0" to wardrobes doors x 4' 0" (1.52m x 1.22m)

EN-SUITE 5' 9" x 5' 4" (1.75m x 1.63m)

BEDROOM TWO 12' 3" x 8' 11" (3.73m x 2.72m)

BEDROOM THREE 9' 0" x 7' 1" (2.74m x 2.16m)

FAMILY BATHROOM/WC

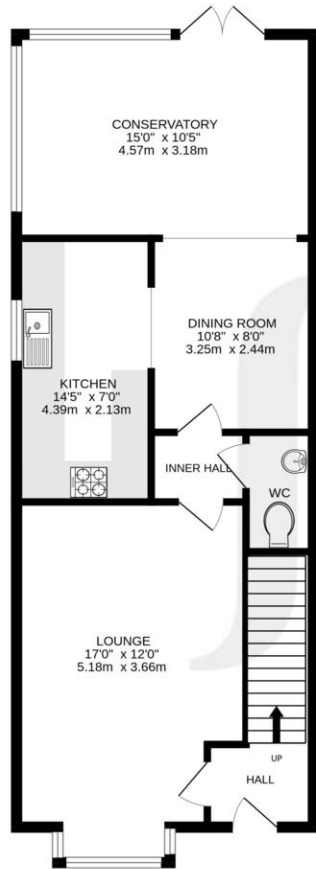
GARAGE

COUNCIL TAX Band D - Worthing Borough Council

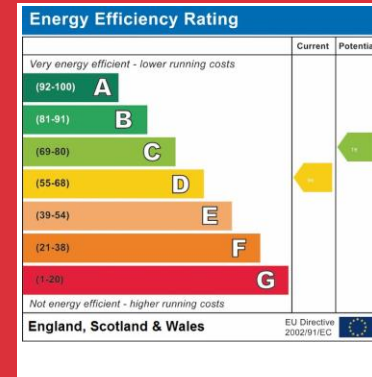


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor Area: 1,087 sq ft (101 sq m) – Floor area is quoted from the EPC

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.