



Aster Vale, Worthing, BN13 3FT
Guide Price £450,000



We are delighted to present this beautifully maintained detached home to the market. This charming property boasts three well-proportioned bedrooms, a spacious lounge and a modern fitted kitchen with a dining area. Additional highlights include a convenient ground-floor WC, an en-suite shower room and a stylish family bathroom. Externally, the home offers a private rear garden, off-road parking and a garage, making it an ideal choice for comfortable family living.



Key Features

- Detached House
- Three Bedrooms
- Lounge
- Modern Fitted Kitchen/ Dining Room
- Ground Floor WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking
- Garage
- Popular Residential Area
- Close To Local Shopping Facilities



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The front door opens into a welcoming entrance hall, providing access to the ground-floor WC, which includes space and plumbing for a washing machine, as well as a useful storage cupboard. From the hall, doors lead to both the lounge and the kitchen/dining room. The lounge is bright and airy, featuring dual-aspect windows, including a bay-fronted window with stylish fitted shutter blinds. The modern kitchen/dining room is equipped with sleek white wall and base units, space for a fridge/freezer, an integrated dishwasher, electric hob, built-in oven and a sink with a drainer. There is ample space for a dining table, and double doors open onto the rear garden, enhancing the indoor-outdoor flow. Upstairs, the first floor hosts three well-proportioned bedrooms. The primary bedroom benefits from built-in wardrobes and access to an en-suite shower room. The family bathroom is well-appointed with a bath and overhead shower, a wash hand basin, and a WC

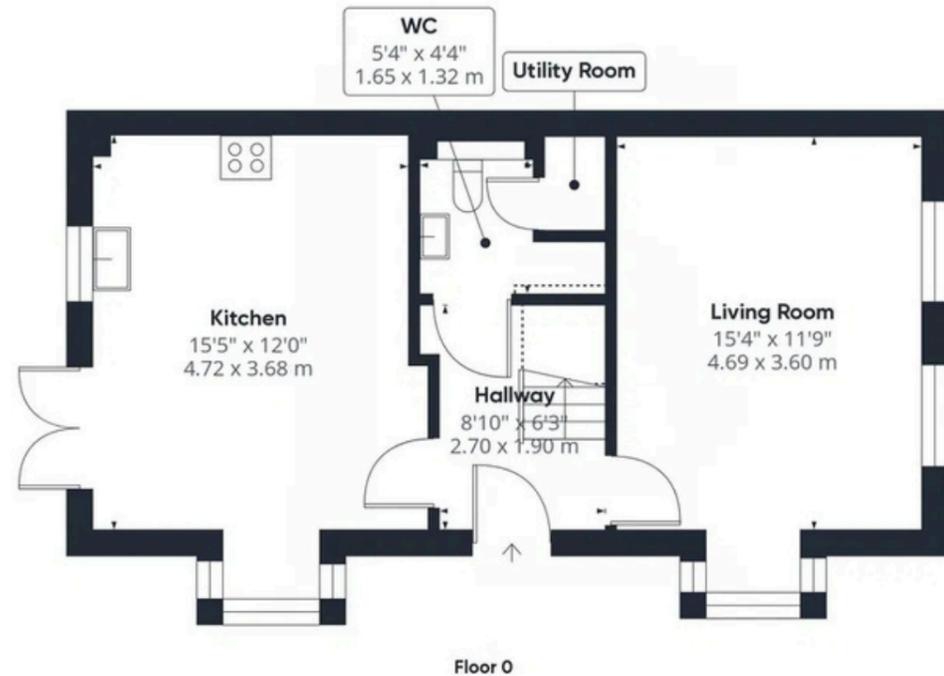
LOCATION

Situated within the sought-after Saxons Plain development, just off Fulbeck Avenue, this property offers excellent connectivity. It provides easy access to the A27 and A259, while a Tesco superstore and other local amenities are conveniently located approximately 600 yards away. For commuters, Goring-by-Sea train station is just around 1.5 miles from the property, and regular bus services operate nearby. Additionally, the home falls within the catchment area for The Laurels Primary School, making it an ideal choice for families.

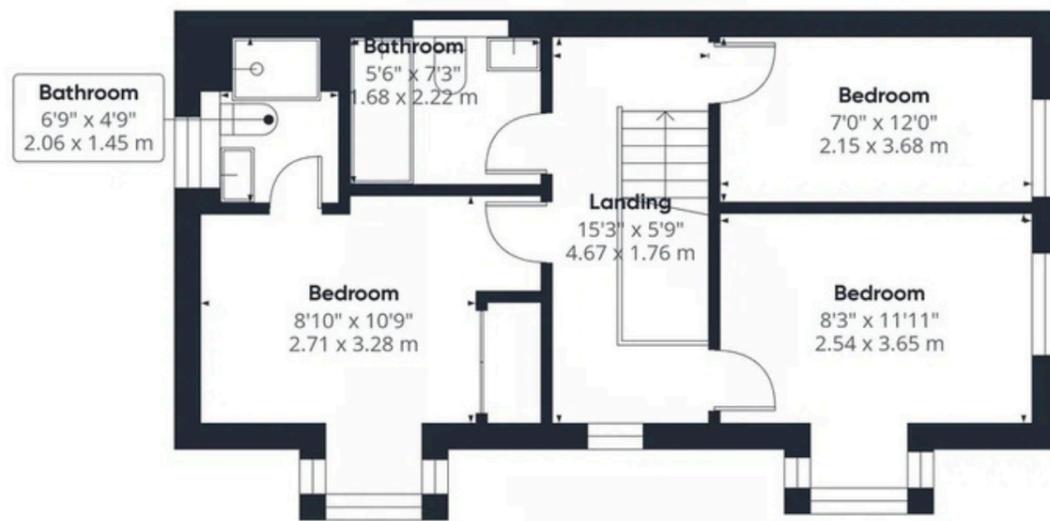
EXTERNAL

The front of the property features a well-maintained pathway leading to the front door, complemented by neatly landscaped hedges. A separate pathway provides access to the off-road parking and garage. A timber gate offers convenient entry to the rear garden. The rear garden has been thoughtfully designed for low maintenance, featuring an artificial lawn and a spacious patio area, perfect for outdoor relaxation and entertaining.





Floor 0



Floor 1



Approximate total area¹⁾
 960.69 ft²
 89.25 m²

Reduced headroom
 9.41 ft²
 0.87 m²

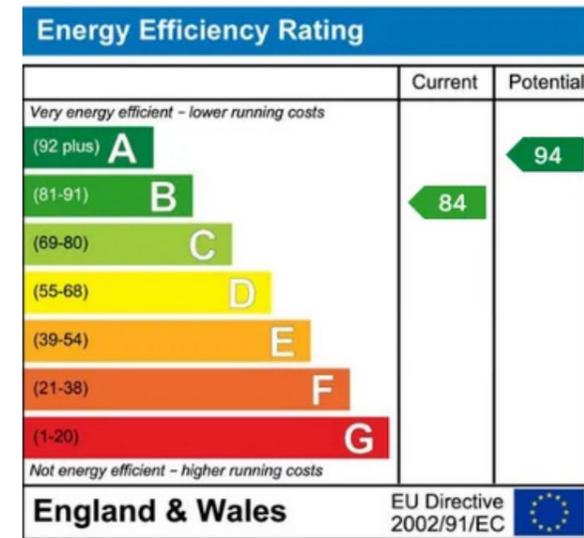
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Property Details:

Floor area (as quoted by EPC): 97 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.