



Woodpecker Way, Worthing, BN13 2TY
Asking Price of £475,000



We are delighted to present to the market this spacious detached home, offering an excellent opportunity for prospective buyers. The property features four well proportioned bedrooms, three versatile reception rooms, a ground floor WC, a modern fitted kitchen, and a family bathroom. Additional benefits include off-road parking and a generously sized south facing rear garden perfect for enjoying the sun all day.



Key Features

- Extended Detached House
- Four Bedrooms
- Three Reception Room
- Extended Modern Kitchen/ breakfast Room
- Ground Floor WC
- Family Bathroom
- South Facing Rear Garden
- Off Road Parking
- Close To Local Bus Routes
- Close To Local Shopping Facilities



4 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Front door leading into the entrance hall with access to the ground floor WC and door leading into the first reception room which opens up to the second reception room which is currently being used as a dining room. There is access to the converted garage and opening leading to the extended kitchen/ breakfast room. The fitted kitchen offers wall and base units with built in oven, electric hob, space for fridge/ freezer, space for dishwasher, sink and drainer. On the first floor there are four bedrooms with the primary bedroom benefitting from built in wardrobes. The family bathroom features fully tiled walls, bath with shower above, glass screen, wash hand basin and WC.

In a popular Durrington location directly adjacent to Longcroft Park; the West Durrington Tesco site is approximately 0.4 miles and offers a pharmacy, Costa and eateries. Bus routes run along close by Columbia Drive and the house falls within the Hawthorns Primary School catchment and is within walking distance of Durrington High School that is approximately 0.7miles away. The closest train station Durrington on Sea which is 1.3 miles away.

SITUATED

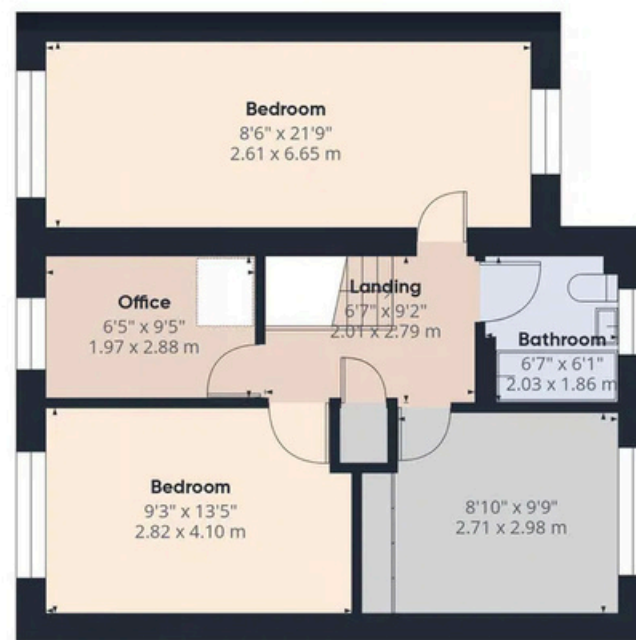
To the front of the property, there is ample off road parking for several vehicles, along with a timber gate providing access to the rear garden. The south facing rear garden has been beautifully landscaped, featuring a low maintenance artificial lawn, spacious patio area and a sunken decked seating space ideal for outdoor furniture and entertaining. A rear gate offers direct access to the park beyond.



To book a viewing contact us on: 01903 506080 | westworth@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor



Floor 1

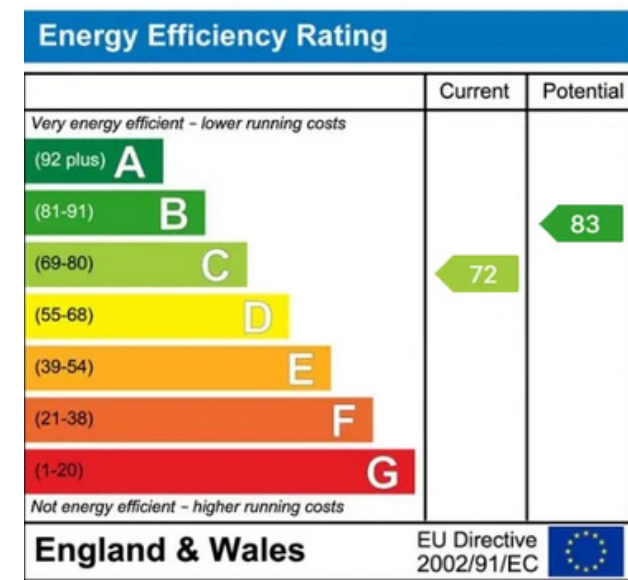


Approximate total area⁽¹⁾
1334 ft²
123.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 134 sqm

Tenure: freehold

Council tax band: E

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.