





4 Colne Close

Worthing

Three bedroom link detached house. This property offers a spacious dual aspect lounge/dining room, modern fitted kitchen, downstairs cloakroom, converted garage providing a ground floor study and additional storage space, three bedrooms on the first floor with a modern bath shower room. Externally the property has a well maintained west aspect rear garden and off road parking.

Council Tax band: D

Tenure: Freehold

- Detached House
- Three Bedrooms
- Downstairs Wc
- Gym/Converted Garage
- Private Driveway
- West Facing Rear Garden
- Well Presented Throughout
- Popular Fleetwing Location



Entrance

Front door opening to:

Porch

Hard flooring. Obscure glazed window. Spotlights.

Hall

Door into internal hallway. Radiator. Access to under stairs cupboard. Stairs leading to first floor.

Home Gym / Garage

Converted garage currently used as an at home gym. Split space with a store room accessed via up & over garage door to the front of the property. Hard flooring. Spotlights. Door to rear lean to. Radiator.

Lean To

Providing additional storage space and power.

Downstairs Cloakroom/Wc

Close coupled wc. Wash hand basin with storage below and tiled splashback. Obscure double glazed window.

Lounge / Dining Room

24' 8" x 11' 10" (7.52m x 3.61m)

Hard flooring. Double glazed Eastly aspect window. Bi-fold patio doors from the dining space leading to the garden. Spotlights.

Kitchen

11' 4" x 8' 3" (3.45m x 2.52m)

Shaker style kitchen with a range of wall and base cabinets. Worktop incorporating 1.5 bowel sink and drainer. Integrated washing machine, slimline dishwasher. Double oven. Electric hob with extractor fan above. Space for freestanding fridge freezer.





First Floor Landing

Carpet. Double glazed window. Access to loft hatch. Airing cupboard housing combination boiler.

Bedroom One

12' 8" x 12' 0" (3.86m x 3.66m)

Double bedroom overlooking the rear garden. Carpet. Pendant light. Mirror fronted double wardrobe. Double glazed window. Radiator.

Bedroom Two

11' 8" x 9' 7" (3.56m x 2.92m)

Double bedroom. Carpet. Pendant light. Radiator. Double glazed window.

Bedroom Three

10' 8" x 7' 0" (3.25m x 2.13m)

Carpet. Pendant light. Radiator. Double glazed window.

Bath / Shower Room/Wc

Modern fitted bathroom. Bath with mixer tap. Walk in shower with niche. Rainfall and hand held shower head. Wash hand basin with mixer tap, storage drawers below. Close coupled Wc. Mirror fronted medicine cabinet. Heated towel rail. Spotlights. Extractor fan. Part tiled walls. Double glazed window.

Rear Garden

West Facing and well maintained rear garden. Paved patio area with the remainder laid to lawn. Planted borders. Shed.

Driveway

1 Parking Space

Proving off road parking for multiple cars.

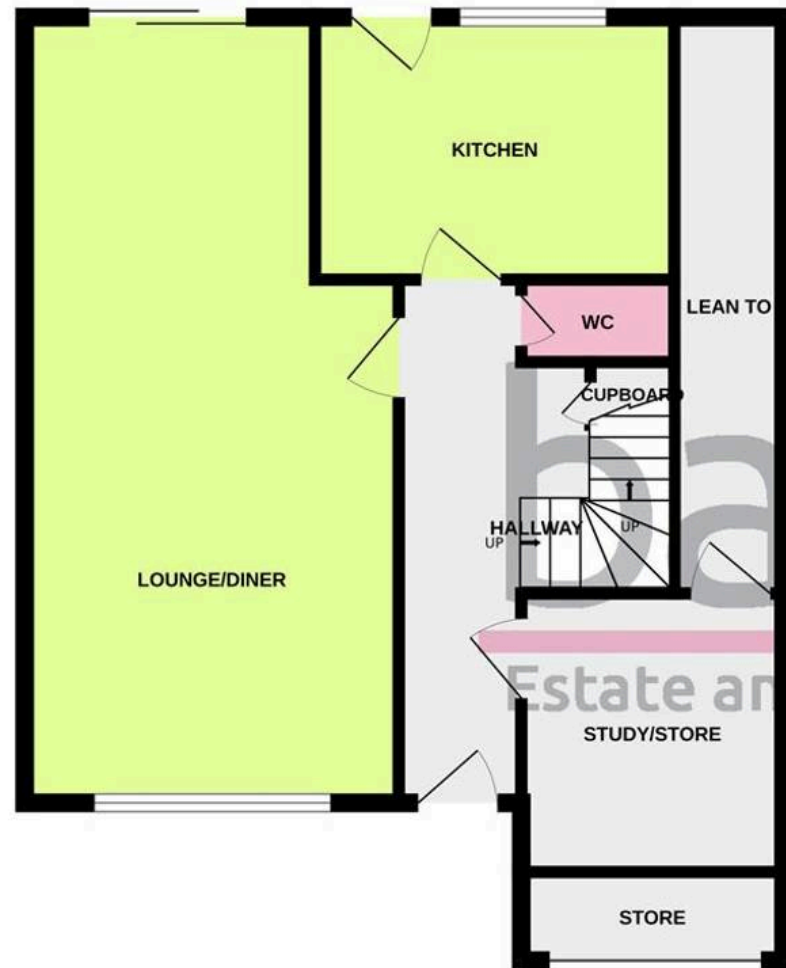
Garage

Single Garage

Currently arranged as a home Gym



GROUND FLOOR



1ST FLOOR





Bacon and Company

Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk



These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.