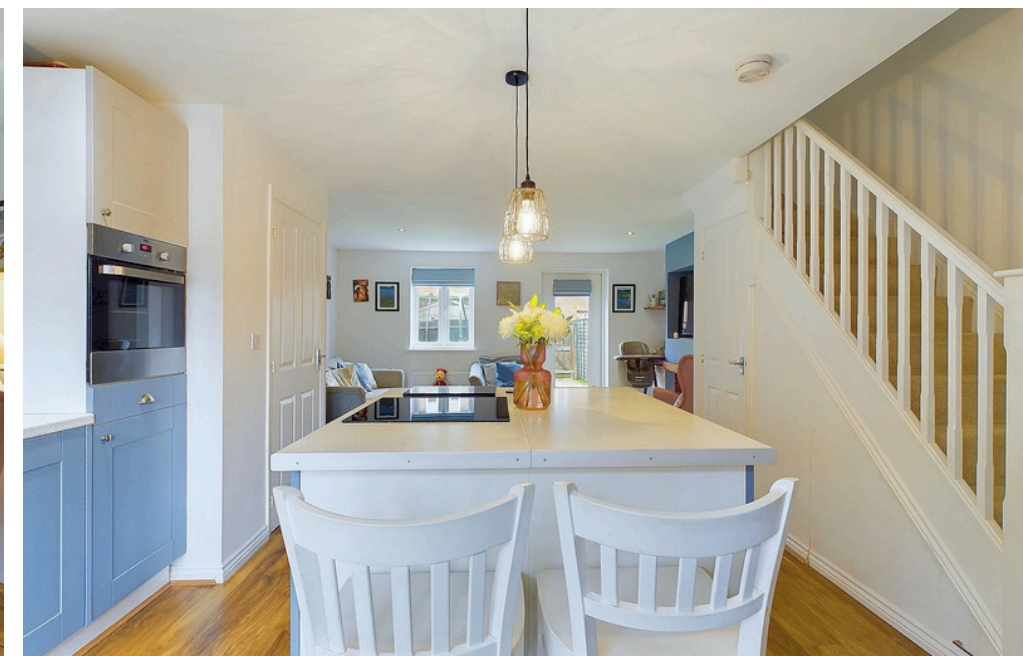




Oaksheath Gardens, Worthing, BN13 3GE
Asking Price of £315,000



We are delighted to offer for sale a well presented terrace property for sale, forming part of this popular, newly built development. The property boasts three bedrooms, open plan modern fitted kitchen, lounge/diner, family bathroom and off road parking.



Key Features

- Terrace House
- Three Bedrooms
- Modern Open Plan Kitchen/ Living Space
- Ground Floor Cloakroom
- Low Maintenance Rear Garden
- Family Bathroom
- Allocated Parking Space
- Close To Local Shops, Amenities & Bus Routes



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with door leading into the open plan kitchen/ living space. The modern re-fitted kitchen offers wall and base units, space for washing machine, built in eye level oven, space for integrated dishwasher, breakfast bar with hob and space for bar stools. The open plan lounge/ Diner is located to the rear and benefits from a feature chimney with recessed space for the tv and built in storage either side and offers double doors out to the rear garden. There is the ground floor wc and under stairs storage cupboard. On the first floor there are three double bedrooms and a family bathroom.

EXTERNAL

The rear garden is mainly laid to artificial lawn with a raised decked area providing a space for table and chairs. Fence enclosed with a gate giving rear access. There is an allocated parking space positioned behind the property which can be accessed under the coach house.

LOCATION

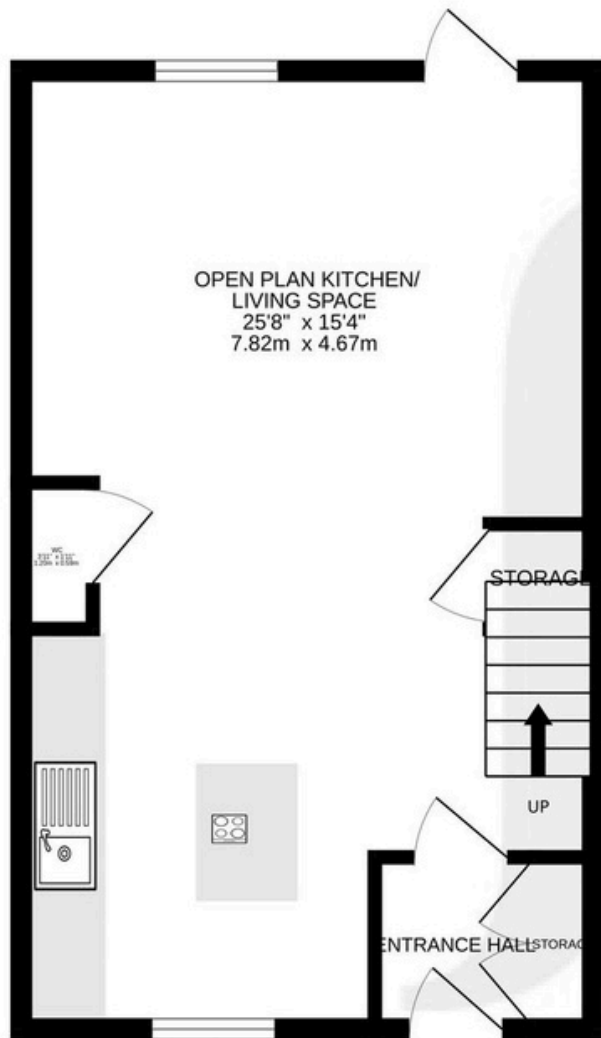
within the popular new Saxons Plain development site just off Fulbeck Avenue. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services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

COUNCIL TAX BAND

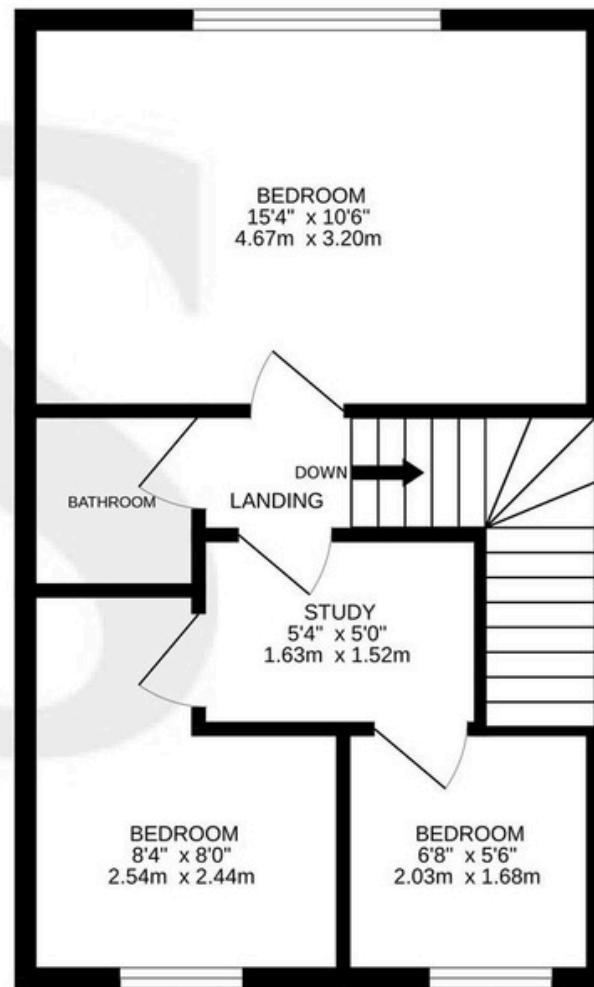
C



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Property Details:

Floor area (as quoted by EPC): 74 sqm

Tenure: Freehold

Council tax band: c

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.