



Ashacre Lane, Worthing BN13 2DE

Offers Over **£625,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Beautiful Detached House
- Three Bedrooms
- Full of Character & Charm
- South/Westerly Gardens
- Stunning Kitchen/Family Room
- Living Room & Spacious Dining Room
- Boot Room & Utility Room
- Bathroom, En-Suite & WC
- Studio & Workshop
- Off Road Parking



Believed to date back to the sixteenth century, this beautiful and characterful home blends period features with modern living and has been thoughtfully restored and sympathetically modernised by the current owners. Featuring an extended kitchen/family room with vaulted ceiling. Living and dining rooms with fireplaces, three bedrooms, including an en-suite. Secluded south-west facing garden, studio/workshop and off-road parking.



INTERNAL- You are welcomed into a practical boot room – The living room is warm and inviting, centered around a feature brick fireplace with log burner, creating a cosy atmosphere. A charming box bay window frames views of the secluded south- and west-facing gardens, allowing natural light to flood the room.

The spacious dining room offers ample space for entertaining and family gatherings, complete with an open fireplace, exposed beamed ceilings, attractive block parquet flooring and a distinctive dual staircase which adds to the home's unique character.

The impressive extended kitchen/family room measures over 20ft and forms the heart of the home. A vaulted ceiling with Velux window, picture window and bi-folding doors creates a light-filled space that connects beautifully with the garden. The kitchen is fitted with a stylish range of contemporary units and integrated appliances including fridge/freezer, dishwasher, wine fridge, induction hob and double ovens. A large central island with butler sink and hot water tap, provides additional storage and the perfect spot for informal dining or entertaining. A separate utility room provides space for appliances, and there is also a convenient ground floor WC.

Accessed via two staircases, the first floor continues to offer character and flexibility. The principal bedroom benefits from built-in storage and an en-suite shower room. Bedroom two enjoys lovely views over the garden and also includes built-in storage. Bedroom three offers versatility and could equally serve as a study, dressing room or walk-in wardrobe. A family bathroom completes the accommodation.

EXTERNAL- Set behind a charming flint wall and mature hedgerow, the property enjoys a high degree of privacy and a peaceful setting. The beautifully maintained garden benefits from a desirable south and westerly aspect, ensuring the space is bathed in natural light throughout the day. The garden features a lush lawn, a variety of established shrubs, flowers and trees, and a patio area ideal for outdoor dining and entertaining.

A particularly appealing addition is the studio, which leads through to a workshop area — perfect for hobbies, creative work or potential home office use.

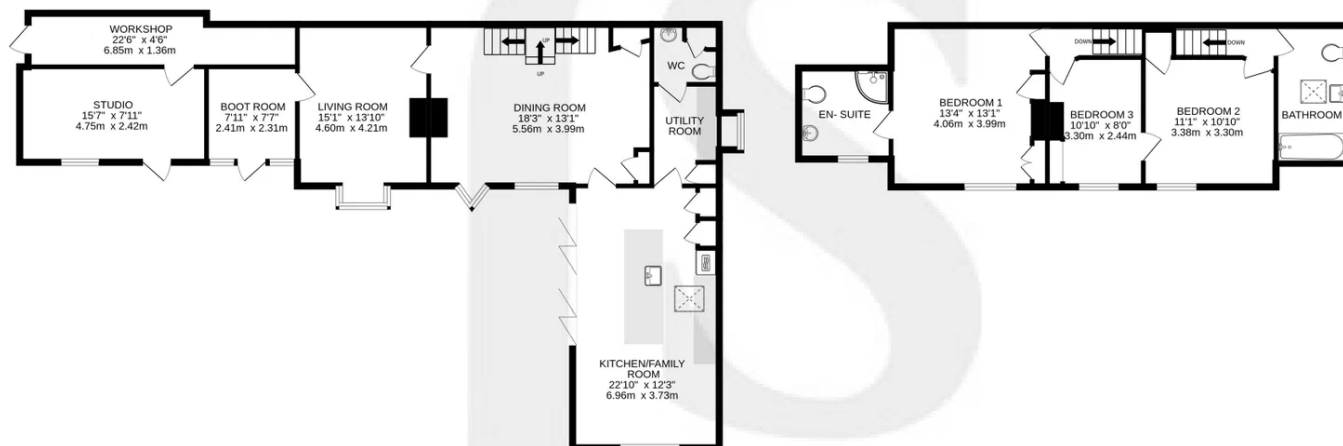
To the front of the property there is off-road parking along with secure gated access.

SITUATED- Ideally situated on the borders of Offington, within close proximity to the local amenities on Salvington Road, including shops, pubs, and a local park. The Findon Valley parade, with its GP surgery and Thomas A Becket amenities, is also nearby. The area benefits from excellent transport links, with bus routes and easy access to the main A27 and A24 roads. Worthing Town Centre, offering comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately 2.5 miles away. The nearest train station, West Worthing, is just over a mile from the property, providing convenient access to wider destinations.



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		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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