



Allyington Way  
Worth, Sussex RH10 7WA  
**£550,000**

A well presented, quality four bedroom detached family home situated in premier cul de sac within the sought after Worth area. The property offers spacious accommodation and benefits from the addition of a stunning "atrium" style conservatory which runs across the back of the house providing flexible space overlooking the attractive, secluded garden. The house further benefits from a good sized kitchen/breakfast room, refitted downstairs cloakroom, main bedroom with en-suite shower room, refitted bathroom, three further bedrooms. Outside the property has a block paved driveway to the front, garage, and an enclosed rear garden. EPC rating D (66).



### Hallway

Double glazed front door, radiator with cover, under stairs cupboard, dado rail, coving, stairs to the first floor, door to:

### Downstairs W.C.

Refitted white suite comprising a W.C., hand basin with a mixer tap and unit below, heated towel rail, double glazed obscure window.



### Lounge

18'7 x 12'3 (5.49m'2.13m x 3.66m'0.91m)

Double glazed led light effect window to the front aspect, radiator, wall lights, feature fireplace with gas living flame fire, coving, thermostat, archway to:



### Sitting Room

11'2 x 9'7 (3.35m'0.61m x 2.74m'2.13m)

Double glazed french doors to the conservatory, radiator, coving, door to:



### Kitchen/Breakfast Room

18'7 x 13'4 narrowing to: 11'7 (5.49m'2.13m x 3.96m'1.22m narrowing to: 3.35m'2.13)

Range of country style panel fronted base and eye level units with solid work surfaces over and tiled splash backs, central island breakfast bar unit, sink with a mixer tap and drainer, space for a range style cooker with a stainless steel extractor hood above, integrated dishwasher, washing machine and fridge/freezer, radiator, double glazed led light effect window, double glazed stable door to the conservatory, recessed lighting, door to the garage.



### Conservatory

28'9 x 9'10 (8.53m'2.74m x 2.74m'3.05m)

Double glazed windows to the rear aspect overlooking the garden, glass atrium style roof, double glazed patio doors to the garden, double glazed door to the side. This stunning room is currently used as a dining room and extra sitting room.



### Landing

Access to the loft space, airing cupboard, doors to:

### Bedroom One

12'9 x 10'11 (3.66m'2.74m x 3.05m'3.35m)

Double glazed led light effect window to the front aspect, radiator, fitted wardrobes, door to:



### En-Suite Shower Room

Shower cubicle with a mixer shower unit, pedestal hand basin with a waterfall style mixer tap, W.C. heated towel rail, part tiled walls, tiled floor, double glazed obscure window.



### Bedroom Two

10'11 x 10'9 (3.05m'3.35m x 3.05m'2.74m)

Double glazed led light effect window to the rear aspect, radiator.





**Bedroom Three** 9'9 x 8'9 (2.74m'2.74m x 2.44m'2.74m)  
 Double glazed leaded light effect window to the front aspect, radiator, built in wardrobe.



**Family Bathroom**  
 Refitted white suite comprising a free standing bath with a period style mixer tap and shower attachment, pedestal hand basin, W.C., part tiled walls, tiled floor, heated towel rail, obscure double glazed window.



**Disclaimer**  
 Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.  
 Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.  
 Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate  
 Conveyancing - Lewis & Dick £150 per transaction  
 - Open Convey panel £150 per transaction  
 Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



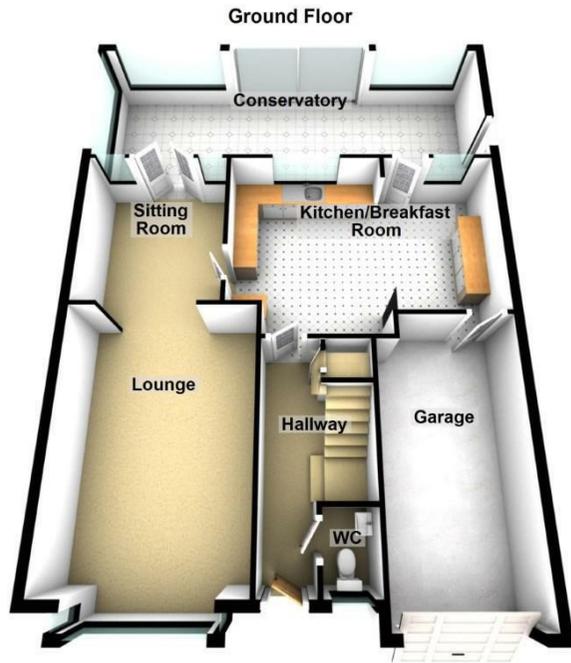
**Bedroom Four** 8'9 x 6'7 (2.44m'2.74m x 1.83m'2.13m)  
 Double glazed window to the rear aspect, radiator.



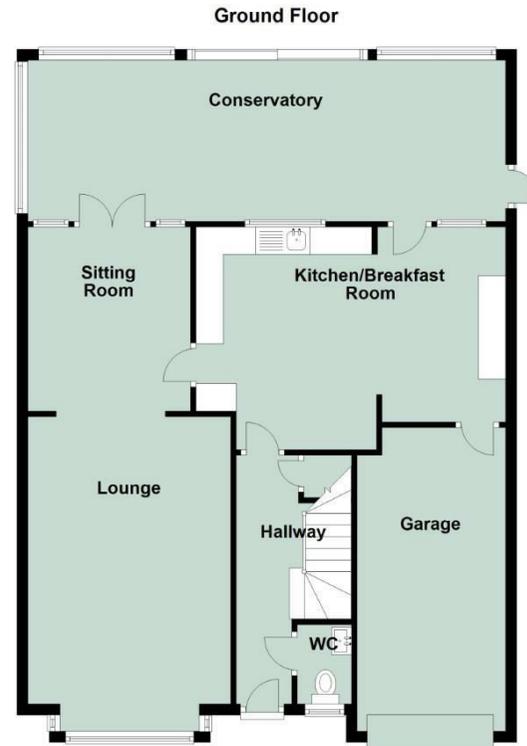
**To The Front**  
 Block paved driveway with parking for two cars, garden area to the side with flower and plant borders, storage shed to the side.

**Garage**  
 With an up and over door, power and light, personal door to the kitchen.

**Rear Garden**  
 The garden has a good degree of seclusion and comprises a patio seating area adjacent to the house, gated side access, storage shed to the other side, the rest of the garden is laid to lawn with mature plant and shrub borders.



Floor Shapes and Sizes are not exact and merely an indication of layout  
Plan produced using PlanUp.



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