



Saxon Road
Worth, Sussex RH10 7SB

£725,000

Astons are delighted to offer this well presented four bedroom detached family home, situated within the sought after Worth area. The property has been improved by the current owners and now benefits from a refitted en-suite shower room to the main bedroom, a refitted family bathroom, air conditioning in two bedrooms and a replacement "Vailant" gas fired boiler. The house has spacious well proportioned rooms throughout with the accommodation in brief comprising a good sized lounge, dining room, kitchen/breakfast room with refitted units, separate utility room, study, four bedrooms, one with an en-suite and a family bathroom- both refitted recently to a high standard. Outside the garden has a westerly aspect and a good degree of seclusion. There is a detached double garage to the side with a block paved driveway to the front with parking for two-three cars.



Hallway

Part double glazed front door, radiator, coving, under stairs cupboard, doors to:

Downstairs Cloakroom

W.C. pedestal hand basin with a mixer tap and tiled splash backs, radiator, wood effect flooring, obscure double glazed window, coving.

Dining Room

Double glazed window to the rear, wood effect flooring, radiator, coving.

Lounge

Double glazed french casement doors to the garden, double glazed window, feature fireplace with a gas living flame fire and wooden mantel surround, coving, radiator, double doors to the hallway and dining room.

Kitchen/Breakfast Room

Range of refitted base and eye level panel fronted units with work surfaces over and tiled splash backs, under unit lighting, inset one and a half bowl ceramic sink with a mixer tap and drainer, built in eye level stainless steel double oven, inset four ring gas hob with an extractor hood above, integrated dishwasher, radiator, coving, two double glazed windows to the front, wood effect flooring, door way to:

Utility Room

Work surface to one wall with an inset ceramic sink with mixer tap and drainer, unit below and space for a washing machine, tumble dryer and fridge/freezer, "Vailsnt" gas fired boiler, access to small loft space, radiator, wood effect flooring, double glazed window and doors to the garden.

Study

Double glazed window to the front, coving, radiator.

Landing

Access to the loft space via a pull down ladder, radiator, coving, doors to:

Bedroom One

Double glazed window to the rear, radiator, coving, fitted wardrobes and cupboards to one wall with central dressing table, air conditioning unit, door to:

En-suite Shower Room

Refitted white suite comprising a large corner shower cubicle with a digital Mira shower unit and control, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, tiled walls and floor, heated towel rail, Bluetooth recessed ceiling speaker, recessed down lighters, extractor fan, obscure double glazed window.

Bedroom Two

Double glazed window to the rear, built in wardrobe, coving, radiator, air conditioning unit.



Bedroom Three

Double glazed window to the front, radiator, coving, built in wardrobe.



Bedroom Four

Double glazed window to the front, radiator, built in wardrobe.



Family Bathroom

Refitted white suite comprising a P-shaped panel enclosed shower bath with a mixer tap and separate mixer shower unit over with a fixed rainfall head and separate hand held head, glass screen enclosure, hand basin with a mixer tap, shaver light, mirror and a vanity unit below, W.C. with a concealed cistern, tiled splash backs, heated towel rail, part tiled walls, obscure double glazed window, recessed down lighters.

To The Front

Paved path to the front door with lawned areas to either side, hedge and picket fence border, storm porch over the front door, block paved driveway to the side with parking for two to three cars leading to the garage, external tap.

Rear Garden

The garden is level with a westerly aspect and comprises a paved patio terrace adjacent to the house with an electrically operated awning which extends over, brick built pizza oven, lawned area with fence enclosed borders, side access gate leading to the driveway and front garden, eucalyptus tree, storage to the side.



Detached Double Garage

With two up and over doors, power and light, personal door to the garden

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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1801.56 ft²

167.37 m²

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	