ASTONS



Hexham Close
Worth, West Sussex RH10 7TZ

Guide Price £600,000

Hexham Close, Worth, West Sussex RH10 7TZ

*** Guide price £600,000-£625,000 ***
Astons are delighted to offer this three/four bedroom detached house with potential for an annexe which is situated within a popular close in Worth. The accommodation now includes an entrance porch, fourth bedroom/family room, lounge with separate dining room, fitted kitchen, downstairs cloakroom, study, three further double bedrooms upstairs with an en-suite to the master, and a family bathroom. The house further benefits from Upvc double glazing, gas heating to radiators, a secluded and established rear garden, and drive for several cars leading to double garage.

Entrance Porch
Replacement front door, coving, fully glazed doors to

Fourth Bedroom/Family Room
12'9 narrowing to 9'4 x 10'1 (3.89m narrowing to 2.84m x 3.07m)
Upvc double glazed window, single radiator, coving

Entrance Hall
Double radiator, stairs to first floor landing, coving, doors to

Lounge
19'3 x 11'4 (5.87m x 3.45m)
Upvc double glazed sliding patio doors to rear garden, two double radiators, Upvc double glazed window, electric feature fireplace and surround, coving

Dining Room
10'9 x 9'0 (3.28m x 2.74m)
Wood effect laminate flooring, Upvc double glazed feature window, single radiator, coving, serving hatch

Re-Fitted Kitchen
11'2 x 9'3 (3.40m x 2.82m)
Range of refitted base and eye level units at base and eye level, roll-topped work surfaces and matching splash backs, ceramic sink with a mixer tap and drainer, built in stainless steel eye level double oven, built in microwave, space and plumbing for washing machine, gas hob with extractor hood, space for fridge, space for freezer, double radiator, part tiled walls, dual aspect Upvc double glazed windows, cupboard housing wall mounted gas fired boiler

Downstairs Cloakroom
White close coupled w.c, wash hand basin with pedestal and tiled splashback, Upvc double glazed window, single radiator

Study
12'9 x 8'3 (3.89m x 2.51m)
Upvc double glazed window, wood effect laminate flooring, Upvc double glazed door to side, single radiator

First Floor Landing
Upvc double glazed window, single radiator, access to loft space, airing cupboard, doors to

Bedroom One
11'9 x 10'2 plus door recess (3.58m x 3.10m plus door recess)
Upvc double glazed window, two double fitted wardrobes, single radiator, door to

En-suite Shower-room
White suite comprising corner shower with power shower, close coupled w.c, wash hand basin with pedestal, fully tiled walls, Upvc double glazed window, heated chrome towel rail, fitted double cupboard

Bedroom Two
11'1 x 9'4 (3.38m x 2.84m)
Upvc double glazed window, wood effect laminate flooring, single radiator

Bedroom Three
11'1 x 8'2 (3.38m x 2.49m)
Wood effect lamainte flooring, single radiator, Upvc double glazed window

Family Bathroom
White suite comprising panel enclosed bath, close coupled w.c, wash hand basin with pedestal, part tiled walls, Upvc double glazed window, single radiator

To the Front
Hedges to front boundary, gated side access to rear garden, block-paved drive for several cars leading to

Double Garage
Electronically operated up and over door, power and light, storage over, door to rear garden

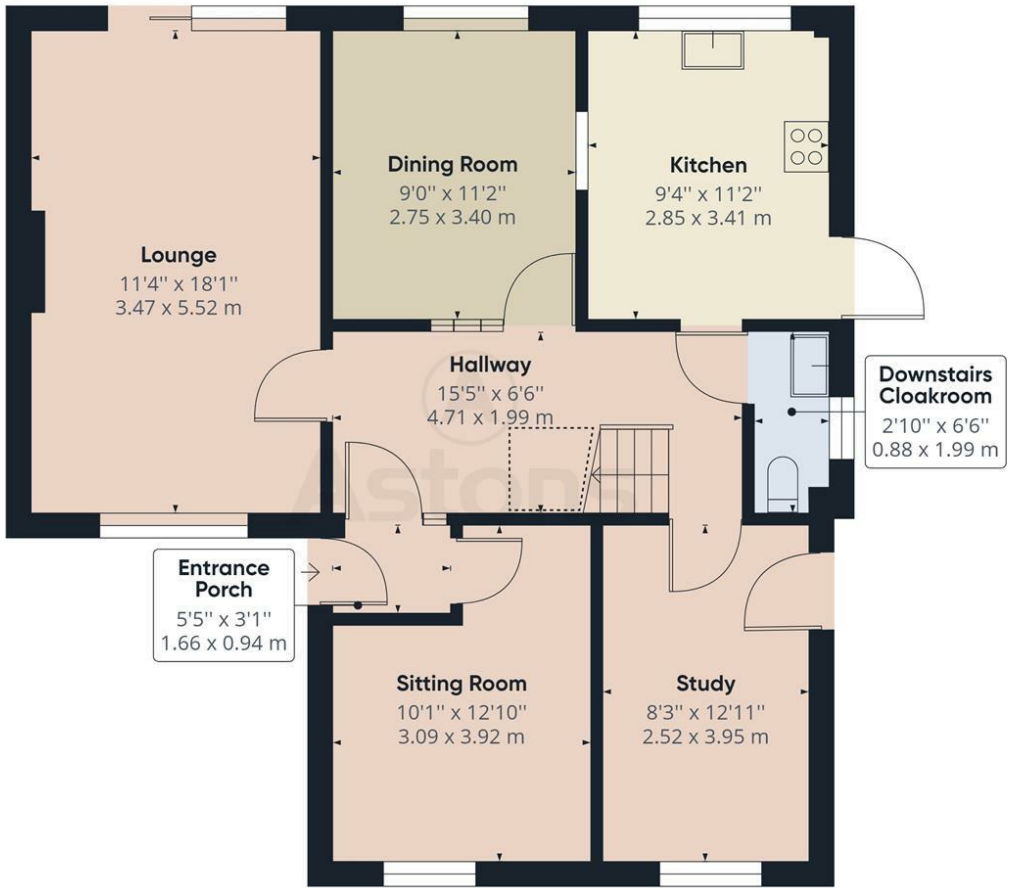
To the Rear
Fully enclosed by timber fencing, patio area leading to lawn, shrubs to borders and flower beds

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.









Ground Floor

Astons

Approximate total area(1)

793.87 ft²

73.75 m²

Reduced headroom

18.41 ft²

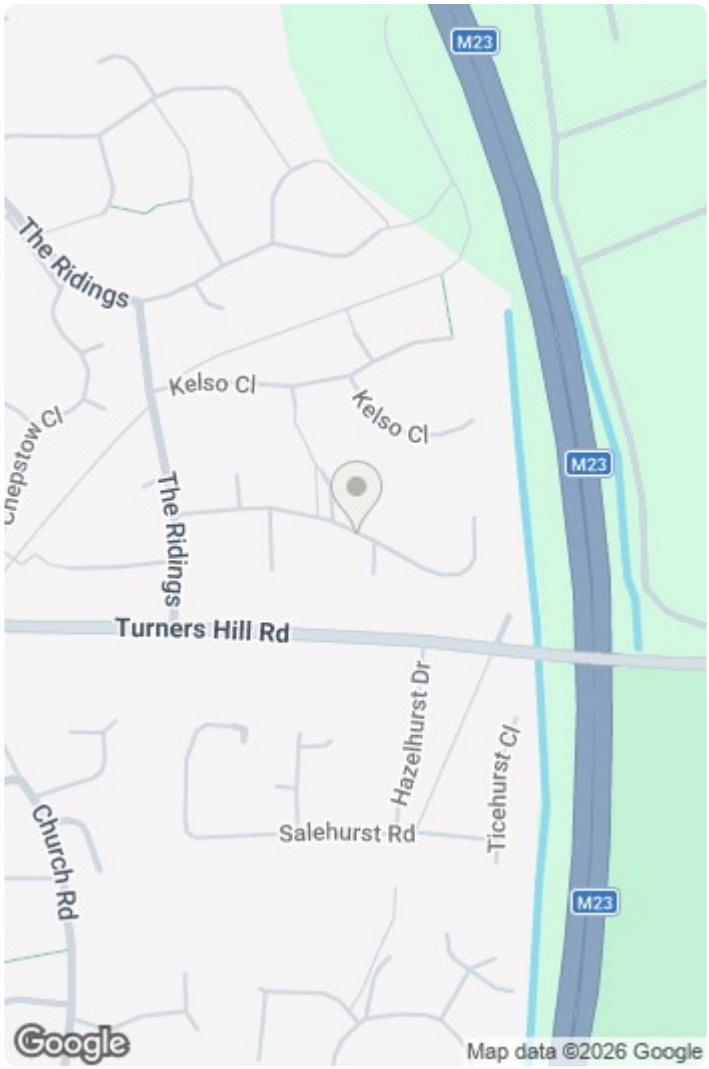
1.71 m²

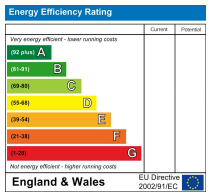
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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