



**Price**  
**£450,000**

**Freehold**

2x  1x  1x 

**Exmoor Close,  
Worthing, West Sussex,  
BN13**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern style bungalow in a great location
- Good decorative order with modern fittings
- Enclosed rear gardens
- Fantastic conservatory and enclosed side area
- Private driveway to garage
- Easy access to the A27 and the A24

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 16'8 x 11'9 (5.08m x 3.58m)

Kitchen : 12'8 x 9'9 (3.86m x 2.97m)

Conservatory: 14'7 x 12'0 (4.45m x 3.66m)

Utility Room/Separate WC: 5'8 x 5'6 (1.73m x 1.68m)

Bedroom 1: 12'9 x 11'0 (3.89m x 3.36m)

Bedroom 2: 13'8 x 8'9 (4.17m x 2.67m)

Shower Room

### OUTSIDE

Front & Rear Gardens

Garage & Driveway

**Ground Floor**  
Approx. 125.9 sq. metres (1355.6 sq. feet)



**Call Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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