



**32a Shaftesbury Avenue, Worthing, BN12 4EQ**

**£1,200**

We are pleased to offer for sale this spacious detached chalet house with versatile accommodation. It is situated in popular Ferring with schools, mainline railway station, shops and access to A259, A27 and A24, all being within easy reach. Overall there are four bedrooms, three reception rooms, two bath/shower rooms, one being a newly fitted en-suite bath/w.c. spacious fitted kitchen/breakfast room, cloakroom and utility room. The rear garden also backs onto farmland and the South Downs Way and Highdown Hill is close by. The beach in Ferring is approx 1.5 miles away. Viewing is advised.

**lounge 9'10" x 16'4" (3m x 5m)**



dg - win

**kitchen 6'6" x 19'8" (2m x 6m)**

lovely kitchen - words in my mouth

**bathroom 3'3" 3'11" (1m 1.2m)**

just shower

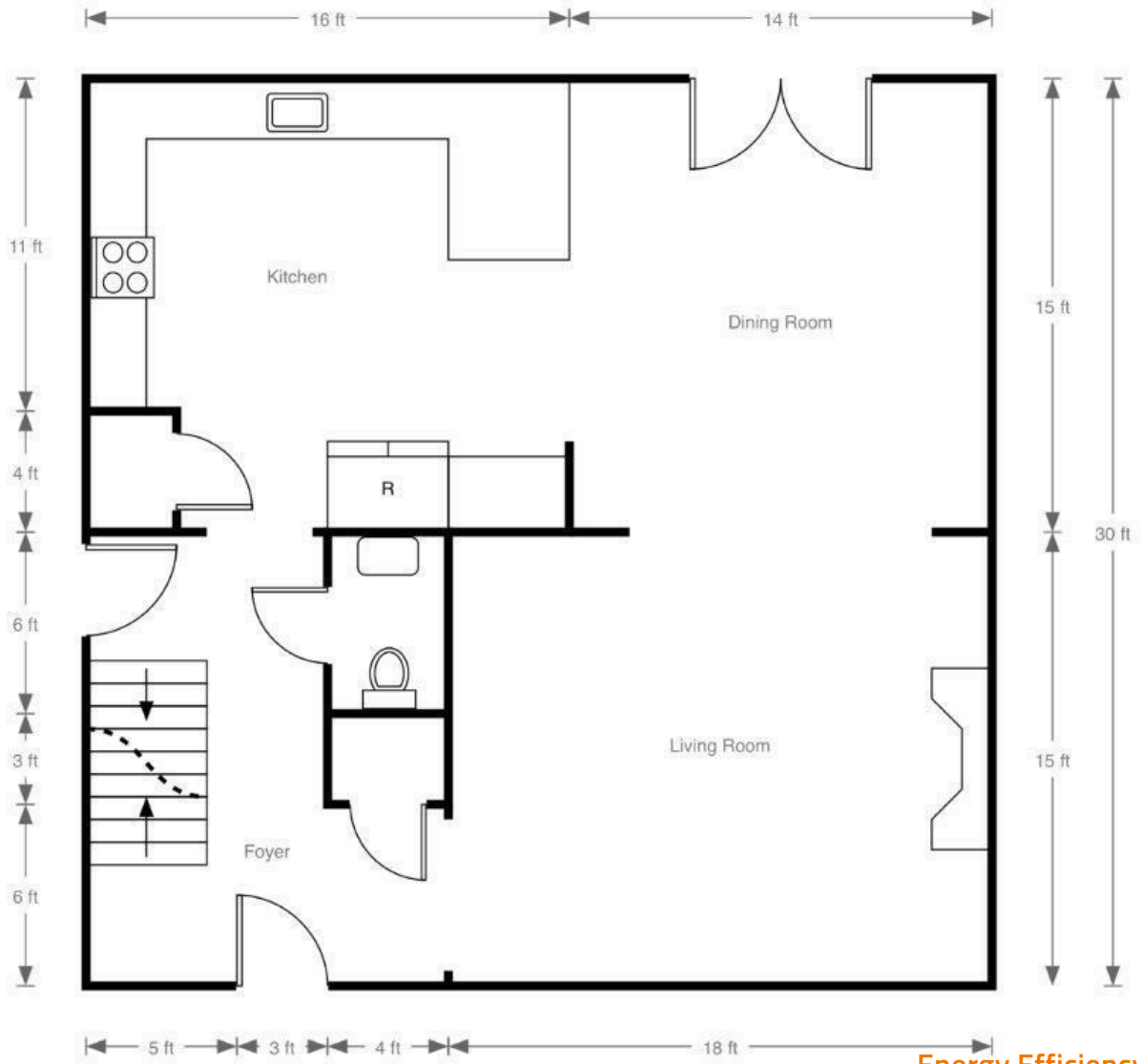
**garden**

big but didnt measure

**agent note**

xtuff

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			26
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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