



- **DECEPTIVELY SPACIOUS TOWNHOUSE**
- **THREE DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **ALLOCATED OFF ROAD PARKING**
- **REMAINDER OF NHBC GUARANTEE**
- **NO ONGOING CHAIN**



2 Argyll Mews
Worthing BN14 0AY

£395,000

This deceptively spacious townhouse, built in 2017, is situated in the desirable location of Findon Valley, close to local amenities and having excellent transportation links. Accommodation comprises an entrance hall, lounge, kitchen, three double bedrooms, two bathrooms and a separate cloakroom. Outside there is a rear garden which is mainly laid to lawn and an allocated off road parking space. Viewings are strongly recommended to appreciate it fully.

Entrance Hall

Accessed via a double glazed door. Walk in storage cupboard. Double panel radiator.

Cloakroom

Double glazed window to the front. Low level WC. Double panel radiator.

Lounge/Diner 19' 2" x 12' 8" (5.84m x 3.86m)

Double glazed, double opening doors to the rear garden. Double glazed window to the rear. Under stairs storage cupboard. Two, double panel radiators.

Kitchen 14' 0" x 5' 7" (4.26m x 1.70m)

Double glazed window to the front. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards and shelving. Fitted double oven. Four ring hob with extractor unit over. Space and plumbing for a washing machine. Double panel radiator.

First Floor Landing

Double panel radiator.

Bedroom 2 13' 3" x 12' 7" (4.04m x 3.83m)

Two double glazed windows to the rear. Fitted mirror fronted double wardrobe.

Bedroom 3 12' 8" x 9' 7" (3.86m x 2.92m)

Two double glazed windows to the front. Fitted mirror fronted double wardrobe. Double panel radiator.

Family Bathroom 9' 1" x 6' 0" (2.77m x 1.83m)

Corner shower cubicle with wall mounted controls. Panel enclosed bath with mixer tap. Wash hand basin. Low level WC. Heated towel rail. Inset ceiling spot lights.

Second Floor Landing

Walk in storage cupboard with additional eaves storage space.

Bedroom 1

Double glazed Velux style window to the front. Fitted mirror fronted double wardrobe. Double panel radiator. Eaves storage space.

En-suite Shower Room 9' 2" x 6' 0" (2.79m x 1.83m)

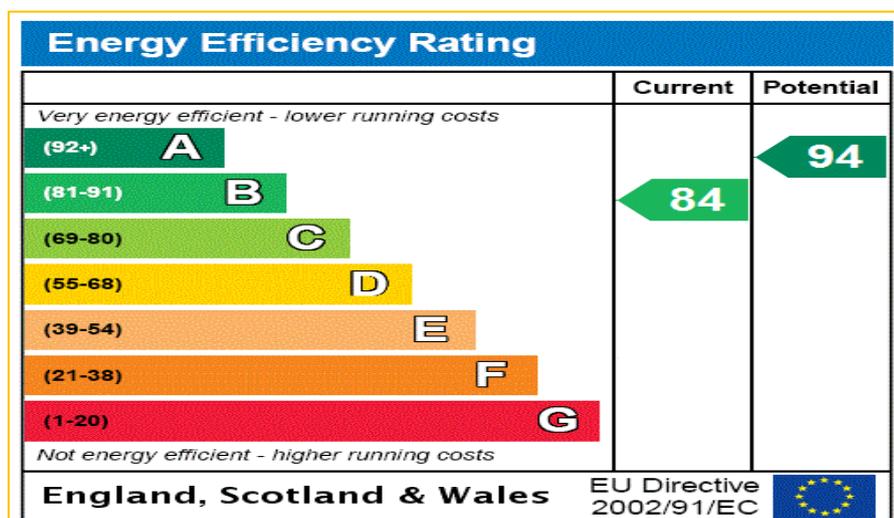
Double glazed, Velux style window to the rear. Corner shower cubicle with wall mounted controls. Low level WC. Pedestal wash hand basin with tile splashback. Heated towel rail.

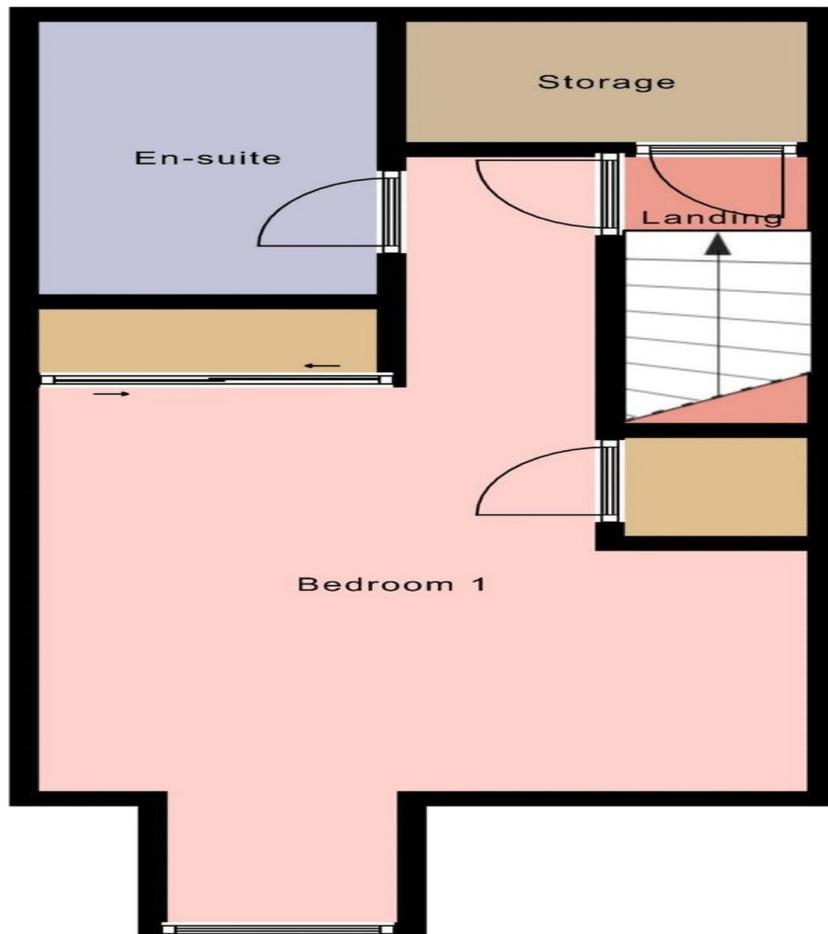
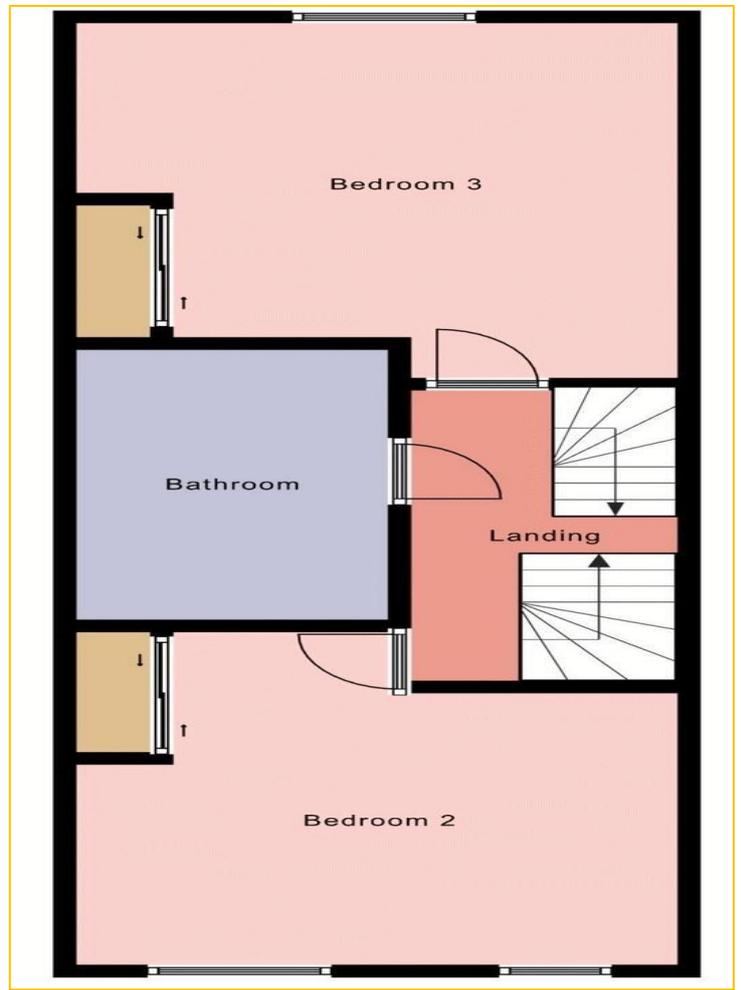
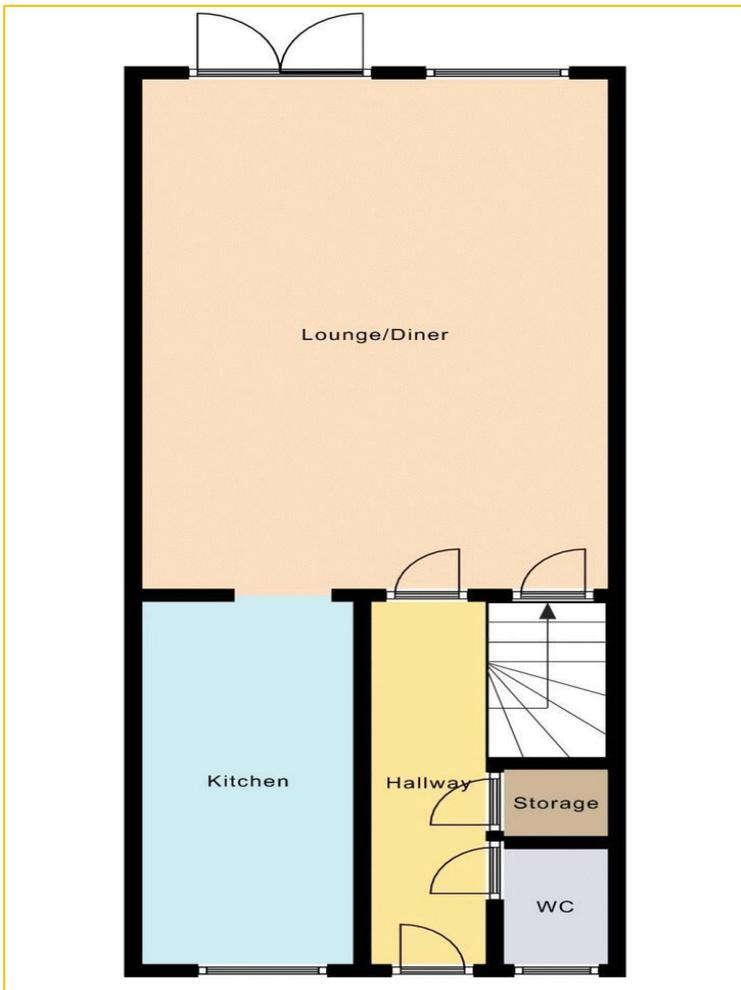
Rear Garden

Enclosed and mainly laid to lawn. Paved patio area. Rear access.

Front garden

Allocated off road parking space.





traditional values modern thinking