



Canterbury Court, Worthing, West Sussex, BN13 1BB
Offers Over £415,000



We are pleased to offer a semi detached house situated down a cul de sac. The property offers three bedrooms, west facing lounge, kitchen/ breakfast room, conservatory and modern bathroom. The property also benefits from plenty of off road parking and a low maintenance rear garden.



Key Features

- Semi Detached House
- Three Bedrooms
- Kitchen/ Breakfast Room
- West Facing Lounge
- Conservatory
- Modern Bathroom
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Close Walking Distance To Local Transport
- Cul De Sac



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance with access to all ground floor rooms, garage and to the ground floor WC. The lounge is situated to the front with a west facing window and open fireplace. The kitchen/ breakfast room offers a modern kitchen with wall and base units, built in double oven, hob, integrated under counter fridge and freezer, space for washing machine, space for table and chairs and sliding door into conservatory. On the first floor there are three bedrooms and a modern bathroom offering shower cubicle, bath, wash hand basin and WC.

EXTERNAL

To the front there is plenty of off road parking, access to the garage via up and over door. The rear garden has been laid to paving and has access into the garage.

LOCATION

In a small cul de sac off Canterbury Road, the property is approximately 0.5 miles from West Worthing train station. The house falls in the desirable Thomas A Becket school catchment area and High schools are within waking distance. Worthing town center with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.



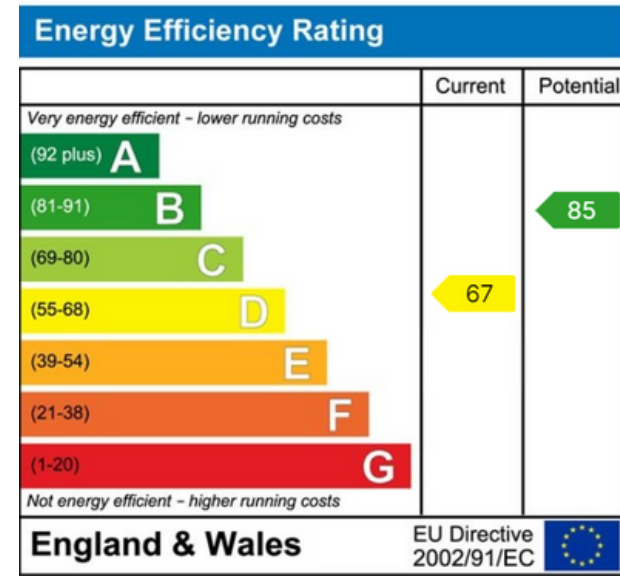


Approximate total area⁽¹⁾
 1179.22 ft²
 109.55 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Property Details:

Floor area (as quoted by EPC): 86 sqm

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.