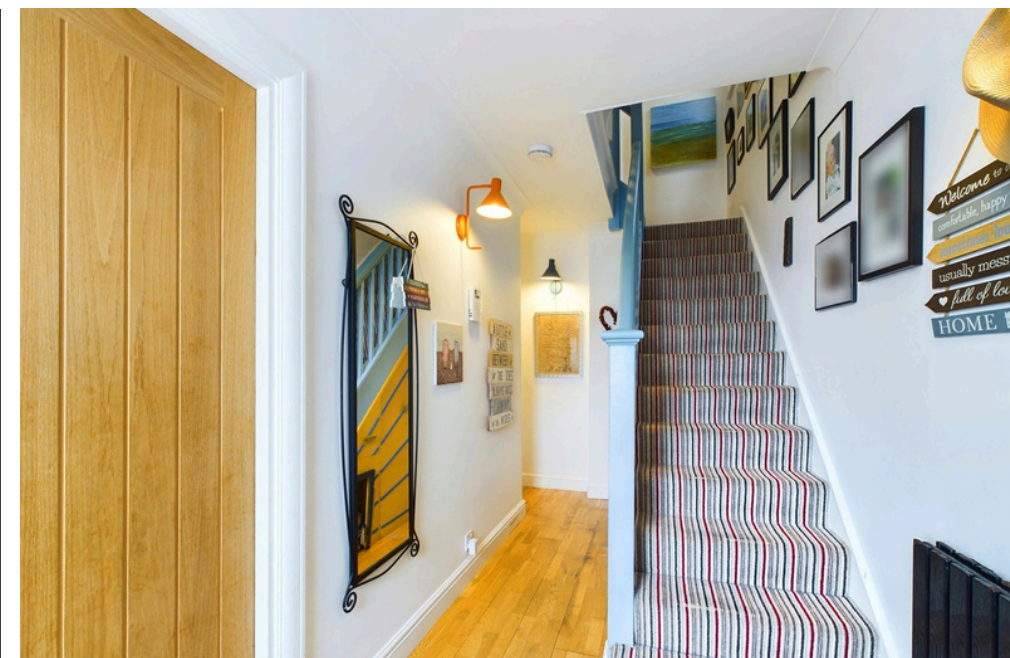




Chancton View Road, Worthing, BN11 5JR
Asking Price Of £450,000



We are pleased to offer to the market an end of terrace, extended house situated in Chancton View Road. The property offers four bedrooms, separate lounge, extended kitchen/ breakfast room, family bathroom & en-suite shower room. The house also benefits from a well kept rear garden and being within walking distance to local shopping facilities, transport links and local schools.



Key Features

- Extended Well Presented End Of Terrace House
- Four Bedrooms
- Kitchen/ Breakfast Room
- Separate Lounge
- Family Bathroom & En Suite Shower Room
- Rear Garden
- 0.20 Miles From Goring Road Shopping Facilities
- Elm Grove School Catchment Area
- Close To West Worthing Railway Station
- Popular Residential Location



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all ground floor rooms and under stairs storage. To the front of the property there is a separate lounge with a bay fronted window. The extended kitchen/ breakfast room is located to the rear offering space for table and chairs and opening into the kitchen. The kitchen comprises of white wall and base units, breakfast bar, wine rack, 1 1/2 bowl sink drainer, integrated appliances including, double oven, fridge/ freezer, dishwasher and washing machine. Door leading out to the rear garden. On the first floor there are three bedrooms with two of the bedrooms benefitting from being doubles. The family bathroom offers a freestanding bath with freestanding tap with shower attachment, wash hand basin with storage and WC. The primary bedroom is located on the second floor benefitting from built in wardrobes with sliding doors, floor to ceiling double glazed windows and access into the modern en suite shower room. The shower room comprises of shower cubicle, fully tiled walls, wash hand basin and WC.

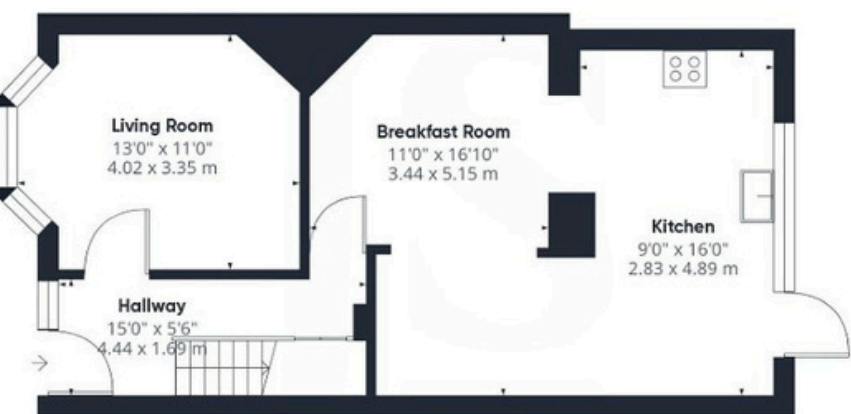
EXTERNAL

To the front of the property there is a pathway leading to the front door and floral borders. The rear garden has mainly been laid to lawn with raised decking, raised patio to the rear creating various seating areas, timber summer house, timber shed and access to the side.

SITUATED

In the popular location of Chancton View Road, the house falls within the competitive Elm Grove school catchment area and is located just a short walk away from the property. Goring Road shopping facilities with its coffee shops, convenience stores, pharmacy and much more is only 0.20 miles away. West Worthing train station is 0.23 miles away. Bus routes run along the high street and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away. West Park Park is also located just a short walk away offering children's play area, enclosed dog park, basketball court and plenty of outdoor space.





Floor 0



Floor 1



Floor 2



Approximate total area^m

1161.86 ft²
107.94 m²

Reduced headroom

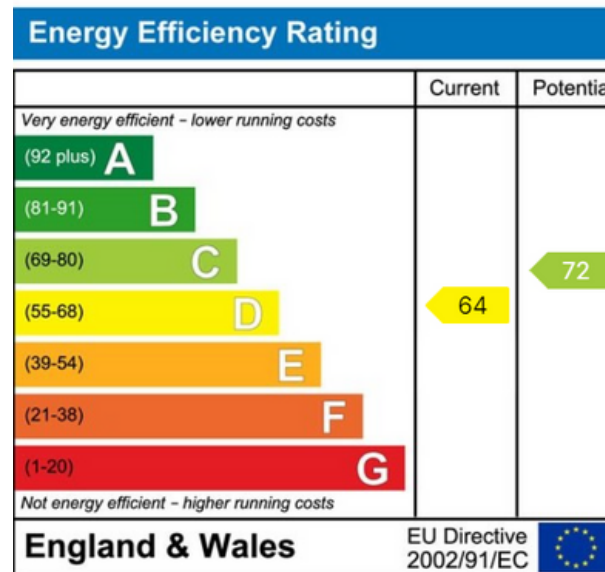
24.97 ft²
2.32 m²

(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.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 108 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.