



18 Wear Close | Worthing | West Sussex | BN13 3PE
Offers In Excess Of **£325,000**





Jacobs Steel are delighted to offer a three bedroom, mid-terrace house in the quiet cul de sac location of Wear Close, Durrington. There is a through lounge/diner, separate kitchen, three bedrooms, fitted bathroom, west facing garden and garage in a compound.



Key features:

- A Mid-Terraced House
- Three Bedrooms
- Lounge/Diner
- Separate Kitchen
- Fitted Bathroom
- West Facing Garden
- Garage In A Compound
- Cul De Sac Location
- Potential For Off Road Parking (STNPC)
- Double Glazed & GFCH

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL A uPVC front door leads to an entrance hall with stairs rising to the first floor and a door leading to the lounge; a large window overlooks the front garden and there is an opening to the dining room with doors to the rear garden and access to the under stairs cupboard. The kitchen comprises wall mounted storage cupboards and drawers with space for appliances, a larder style cupboard and a door and window offering views and access to the rear garden. Upstairs are two double bedrooms and a single bedroom and a family bathroom with panelled bath with shower over, wash hand basin & a WC.

EXTERNAL To the front of the property is a lawned garden with flowerbed border and shrubs; there is potential for off road parking (STNPC). The rear garden is laid to lawn with flowerbed borders, a garden shed, fenced boundaries and a rear gate for access and leading to the garage compound where the property owns a garage with up and over door.

SITUATED in the quiet cul de sac of Wear Close, the house falls within a residential area of Durrington. The house falls within the Hawthorns primary school catchment area and Durrington high school is approximately 1 mile away. Bus routes run along close by New Road and the nearest train station is Durrington-On-Sea, approximately 1.5 miles away. The A27 is within a few minutes drive and the Tesco Extra with additional facilities including a Costa, WH Smith and others is 50 yards away.

HALL

LOUNGE 14' 9" x 12' 11" (4.5m x 3.94m)

DINING ROOM 8' 5" x 8' 5" (2.57m x 2.57m)

KITCHEN 9' 10" x 7' 4" (3m x 2.24m)

BEDROOM 12' 6" x 9' 2" (3.81m x 2.79m)

BEDROOM 12' 3" x 9' 2" (3.73m x 2.79m)

BEDROOM 9' 1" x 6' 8" (2.77m x 2.03m)

BATHROOM

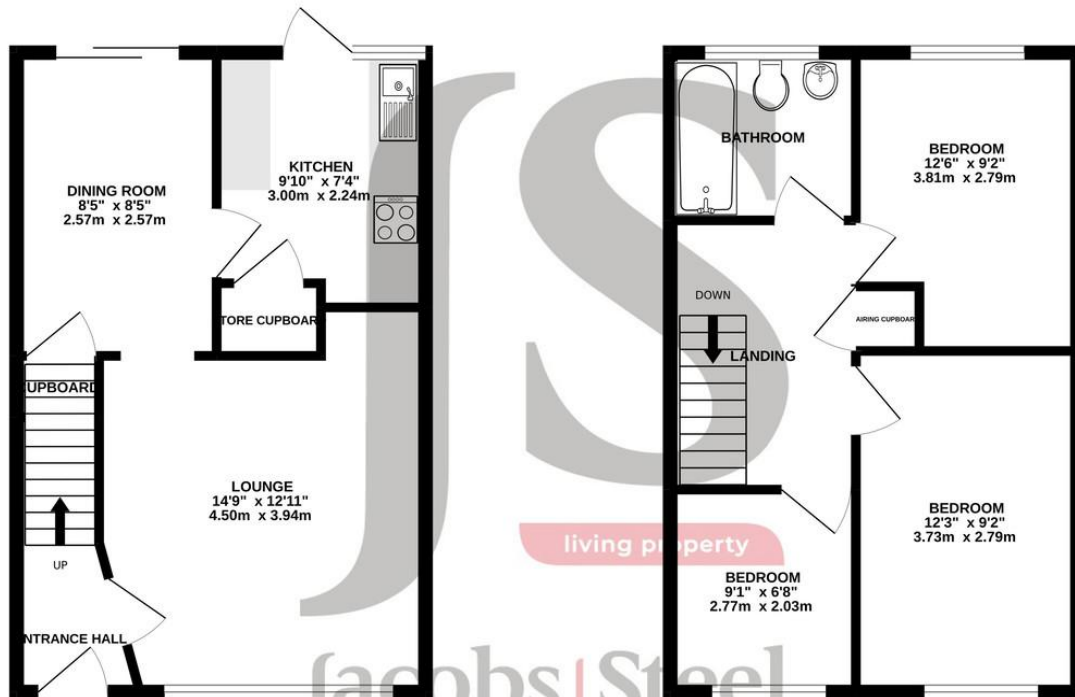
GARAGE

COUNCIL TAX BAND C



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 797 sq ft (74 sq m) – Floor area is quoted from the EPC

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.

