



23 Limbrick Close | Worthing | West Sussex | BN12 6AD  
Offers In Excess Of **£285,000**







We are pleased to be able to offer for sale a mid terrace house for sale. The property has three bedrooms, lounge/ dining room, bathroom with separate wc and no ongoing chain.



## Key features:

- Mid Terrace House
- Three Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen
- Family Bathroom & Separate WC
- South Facing Rear Garden
- Brick Built Outbuildings with WC
- No Ongoing Chain

 3 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** Front door leading into the entrance hall which has a door leading into the kitchen comprising of wall and base storage cupboards with built in eye level oven, gas hob (currently not working), 1&1/2 bowl sink/ drainer space for fridge/ freezer and washing machine. There is a door leading out into the garden and a door leading into the lounge/ dining room which measures 12'3 x 21'8ft. On the first floor there are three bedrooms all with built in wardrobes. The family bathroom comprises of a bath with wash hand basin and a separate WC.

**EXTERNAL** To the front of the property there is on street parking and a pathway leading to the front door. The rear garden is south facing which has been laid to lawn with floral and shrub borders. There two brick built storage sheds and a brick built out door WC. Side access under the passage way and rear access into Alexandra Court.

**SITUATED** Local shops and amenities can be found nearby at the top of Limbrick Lane. Worthing Leisure Centre is located on

Shaftesbury Avenue approximately 0.8 mile from the property. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2.6 miles away. Your nearest train station is Durrington-on-Sea and is approximately 0.6 miles away and bus routes run along The Strand & Limbrick Lane.

### ENTRANCE HALL

**LOUNGE/ DINING ROOM** 12' 3" x 21' 8" (3.73m x 6.6m)

**KITCHEN** 11' 6" x 10' 11" (3.51m x 3.33m)

### FIRST FLOOR LANDING

**BEDROOM ONE** 13' 5" x 9' 10" (4.09m x 3m)

**BEDROOM TWO** 12' 6" x 9' 8" (3.81m x 2.95m)

**BEDROOM THREE** 7' 3" x 10' 11" (2.21m x 3.33m)

**BATHROOM**

**WC**

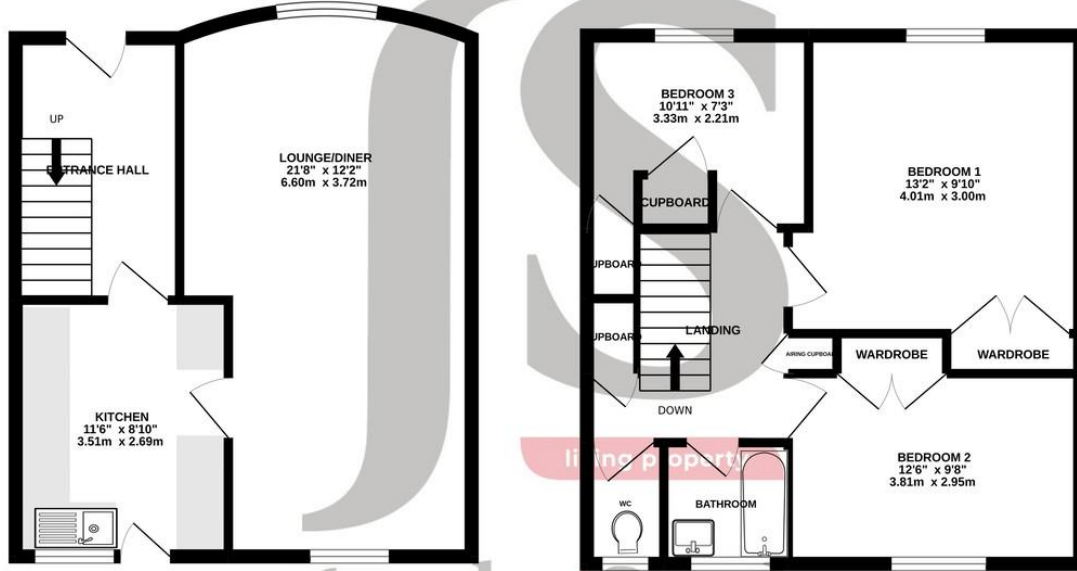
**COUNCIL TAX BAND B**





GROUND FLOOR

1ST FLOOR



Jacobs | Steel  
living property

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		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

330%

## Property Details:

Floor Area: (83Sqm) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band B

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.