



Dart Close | Worthing | West Sussex | BN13 3LH

Guide Price **£350,000**



We would like to present this three bedroom semi-detached house with south facing rear garden and being situated in a cul-de-sac. The property benefits open plan lounge/diner overlooking the rear garden, fitted kitchen, cloakroom/wc, bathroom, integral garage and off road parking.



Property details: Dart Close | Worthing | West Sussex | BN13 3LH

Key features:

- Semi-Detached House
- Three Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen
- Ground Floor Cloakroom
- Bathroom
- Off Road Parking
- South Facing Rear Garden
- Integral Garage
- Cul De Sac Location

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Entrance hall with door to integral garage and cloakroom wc. Door opening into a good sized open plan lounge/diner with beautiful views over the rear garden and sliding doors leading outside. Opening into the fitted kitchen with wall and base units and worktop over, space for cooker, washing machine and fridge/freezer. On the first floor is a spacious landing with storage cupboards and loft access, also three bedrooms; bedroom one has a built in wardrobe. The bathroom suite comprises panelled bath, pedestal wash hand basin and wc.

EXTERNAL The front garden is mainly laid to lawn with shingled border and a block paved driveway providing off road parking. The garage has an up and over door with power and light. South facing rear garden with patio area and steps leading down to the lawned area with shrub borders and timber shed.

SITUATED In a cul de sac in the popular Fleetwing area with local amenities nearby on Salvington Road and Tesco's Superstore.

Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 4 miles away. The nearest station is Durrington which is approximately 1.8 miles away. Bus services run nearby.

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN 11' 7" x 5' 10" (3.53m x 1.78m)

LOUNGE/DINER 17' 4" x 13' 4" (5.28m x 4.06m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 4" x 10' 8" (3.45m x 3.25m)

BEDROOM TWO 10' 8" x 8' 3" (3.25m x 2.51m)

BEDROOM THREE 10' 8" x 6' 3" (3.25m x 1.91m)

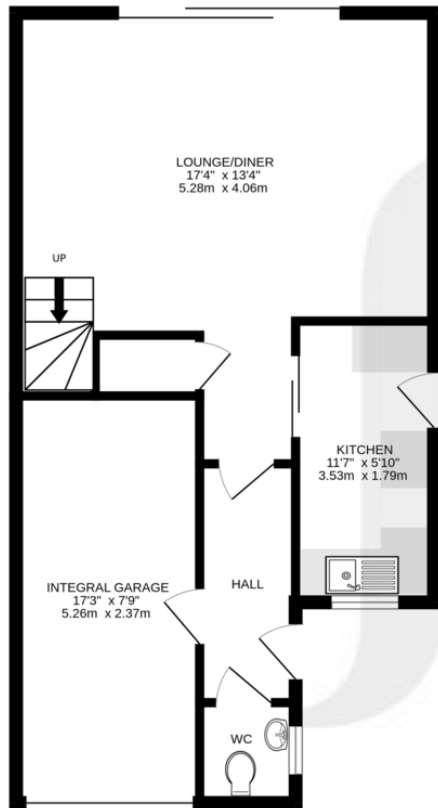
BATHROOM 8' 2" x 6' 2" (2.49m x 1.88m)

INTEGRAL GARAGE 17' 3" x 7' 9" (5.26m x 2.36m)

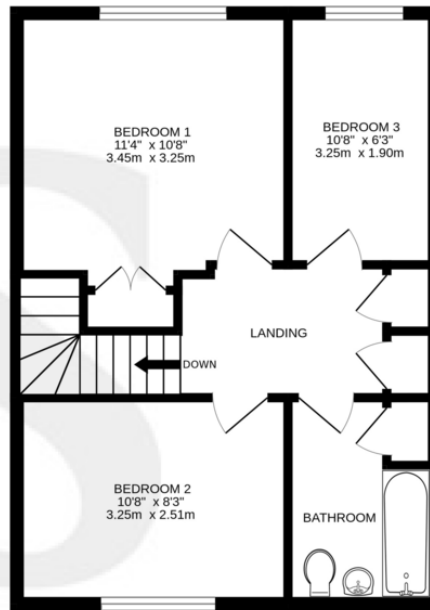
COUNCIL TAX Band C



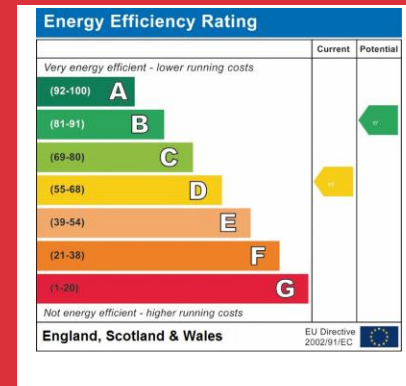
GROUND FLOOR



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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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.