



Vancouver Road, Worthing, BN13

Offers Over £300,000



We are pleased to be able to offer an extended, end of terrace house to the market. The property offers two double bedrooms, modern shower room, separate lounge, fitted kitchen and an additional reception room with doors out to the garden and access to the ground floor cloakroom. The property offers off road parking for two cars, low maintenance rear garden and direct access into the garage.



Key Features

- Extended End Of Terrace House
- Two Double Bedrooms
- Modern Fitted Shower Room
- Separate Lounge
- Fitted Kitchen
- Additional Reception Room
- Ground Floor Cloakroom
- Low Maintenance Rear Garden
- Off Road Parking
- Garage in Compound with Access via Rear Garden



2 Bedrooms



1 Bathrooms



2 Reception Rooms

INTERNAL

Front door leading into the internal porch with door leading into the lounge. The lounge features a south facing floor to ceiling window, stairs leading up to the first floor and door leading into the kitchen. The Fitted kitchen comprises of wall and base units with spaces for all appliances, sink, drainer, door leading out to the side, opening leading to an additional reception room which could be used as a dining room, double doors leading out to the rear garden and access into the ground floor cloakroom. On the first floor there are two double bedrooms with the primary bedroom benefitting from built in sliding wardrobes. The modern fitted shower room comprises of fully tiled walls and floor, walk in shower with glass screen, wash hand basin with storage below and WC.

EXTERNAL

To the front of the property there is off road parking for two cars, timber gate giving side access to the rear garden. The rear garden has been laid to artificial lawn, patio with space for outdoor furniture, timber gate leading out to the garage compound. Direct access via a personal door into the garage which benefits from power. The garage can also be accessed via an up and over door through the garage compound.

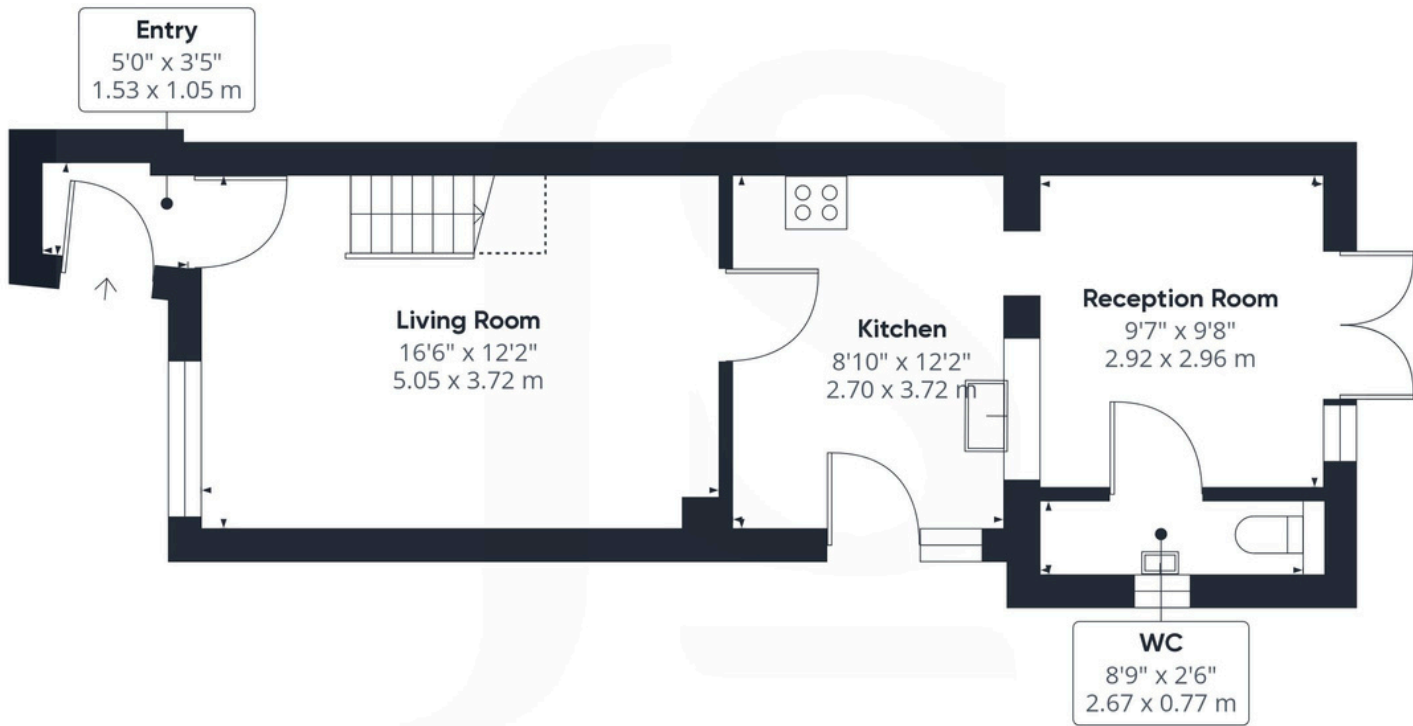
LOCATION

In the popular Durrington location; the West Durrington Tesco site is approximately 0.3 miles and offers a pharmacy, Costa and eateries. Bus routes run along close by Columbia Drive and the house falls within the Hawthorns Primary School catchment and is within walking distance of Durrington High School that is approximately 0.7 miles away. The closest train station Durrington on Sea which is 1.3 miles away.

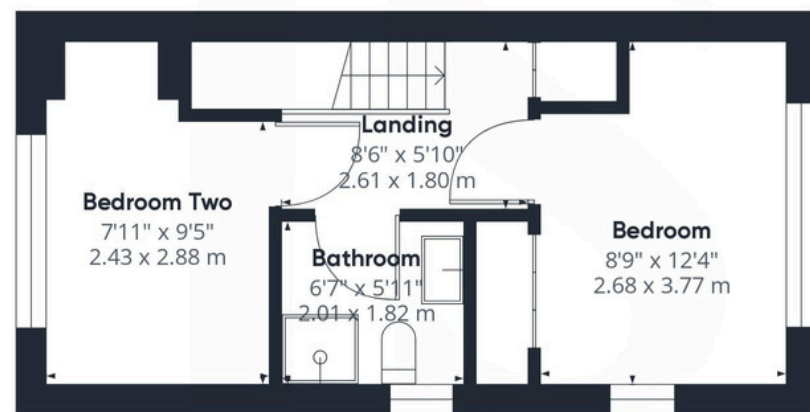
COUNCIL TAX BAND

C





Floor 0



Floor 1



Approximate total area⁽¹⁾

739.7 ft²
68.72 m²

Reduced headroom

14.75 ft²
1.37 m²

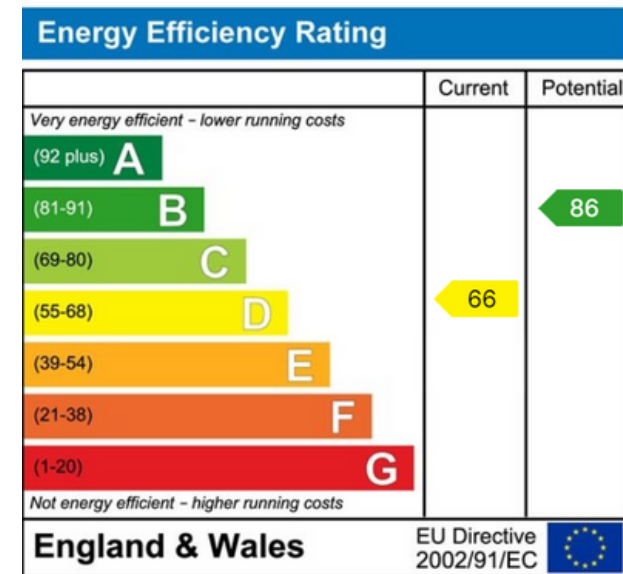
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 73 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.