



12 Selkirk Close, Worthing, BN13 1PR  
Asking Price Of 425,000



Jacobs Steel are pleased to offer the opportunity to purchase a semi detached house situated down a cul de sac. The property offers three bedrooms, family bathroom and separate WC, two reception rooms, kitchen and breakfast area. The semi detached house also features a west facing rear garden, garage and off road parking.



## Key Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Family Bathroom & Separate WC
- West Facing Rear Garden
- Garage
- Off Road Parking
- Quiet Cul De Sac
- Close To Local Shopping Facilities



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Front door leading into the entrance hall with access to the ground floor rooms. On the ground floor there are two reception rooms with the second reception room featuring sliding doors out to the rear garden. The kitchen/ breakfast room offers wall and base units and spaces for appliances, the property has been extended to the rear to create an additional seating area with a door leading out to the rear garden. On the first floor there are three bedrooms, family bathroom and separate WC.

### EXTERNAL

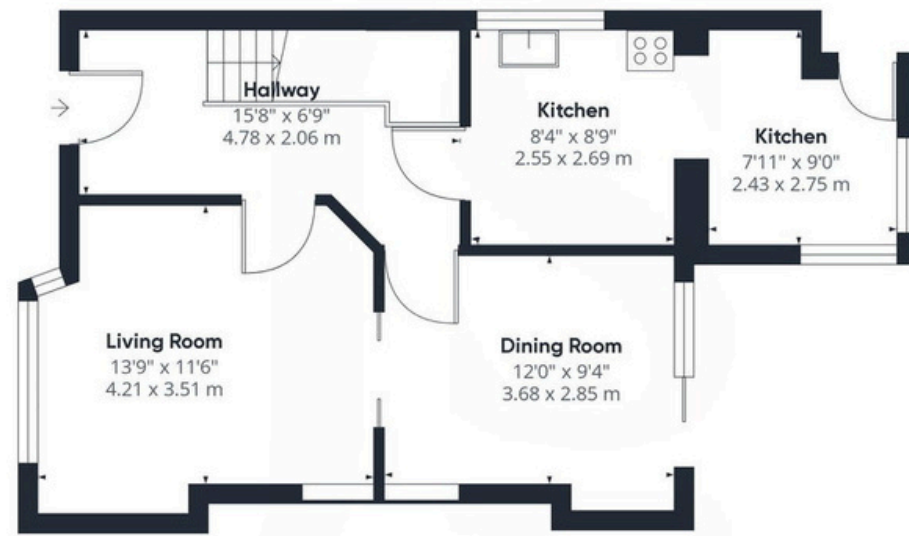
To the front of the property there is a section laid to lawn with floral and shrub borders, driveway leading up to the garage. The rear garden is west facing and has been mainly laid to lawn with patio area, floral and shrub borders and trees to the rear of the garden. Garage offers an up and over door.

### LOCATION

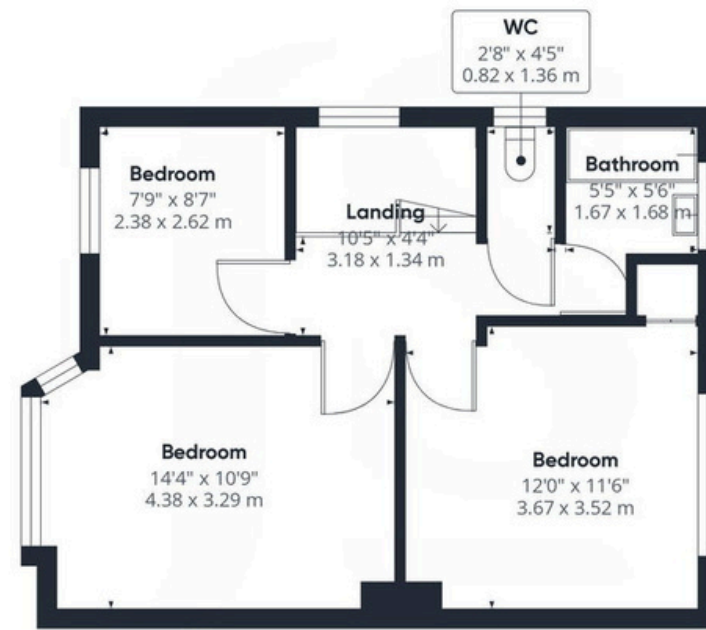
In the quiet and popular cul-de-sac location of Selkirk Close, the property is positioned within a quiet residential area situated close to The Strand parade of shops which offers greengrocers, pharmacies, a butchers and medical centre. The closest train station is Durrington-on-Sea, approximately 0.3 miles away and the property falls within the Field Place Infant and Orchards Junior School catchment areas. Durrington High School is within 0.5 miles and bus routes run along close by adjoining The Boulevard and Terringes Avenue.

COUNCIL TAX BAND  
D





Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
1003.2 ft<sup>2</sup>  
93.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 100 sqm)

Tenure: Freehold

Council tax band: D

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.

