



Highclere Way, Worthing, BN13 3RF
Guide Price £315,000



We are delighted to offer to a mid terrace house to the market. The property offers three bedrooms, lounge/ dining room, kitchen and family bathroom. The property benefits from a west facing rear garden, off road parking to the front and an additional parking space.



Key Features

- Mid Terrace House
- Three Bedrooms
- Lounge/ Dining Room
- Kitchen
- Family Bathroom
- West Facing Rear Garden
- Off Road Parking
- Additonal Parking Space
- Close To Local Bus Routes
- Close to Local Shopping Facilities



3 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Front door opening into the entrance hall with a door leading into the lounge/ dining room. The lounge dining room offers plenty of space for living and dining furniture, door giving access to under stairs storage, opening leading into the kitchen and sliding doors leading out to the peaceful west facing rear garden. The kitchen offers fitted wall and base units with spaces for all appliances, sink, drainer and double glazed window overlooking the rear garden. On the first floor there are three bedrooms, two are doubles with the third being a single but all benefitting from built in wardrobes. The family bathroom comprises of bath with shower above, glass screen, wash hand basin and access to the airing cupboard.

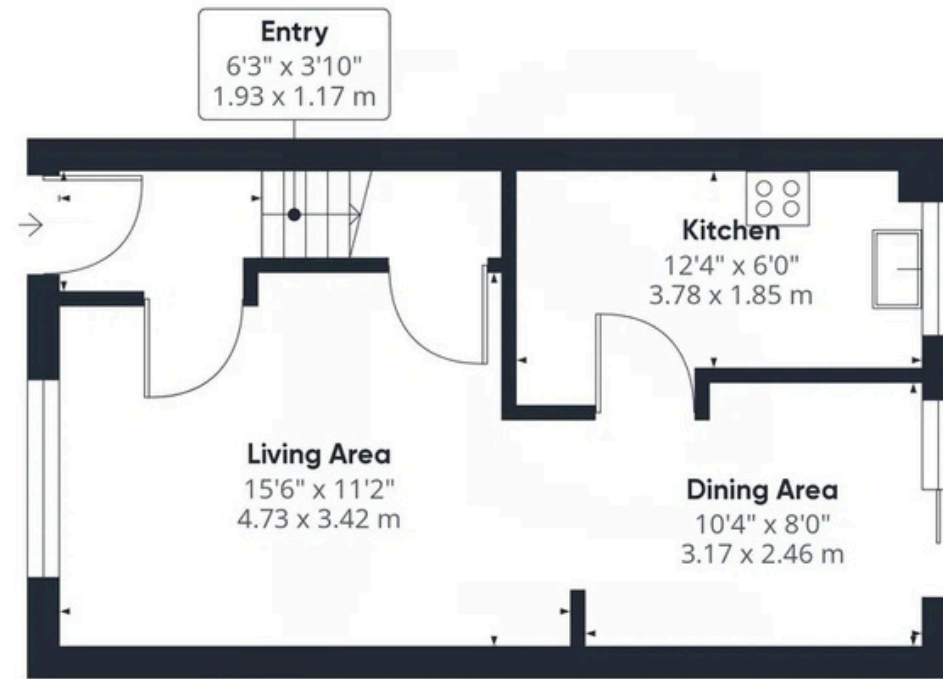
EXTERNAL

To the front of the property there is a driveway providing off road parking, well trimmed hedge, space for bins and pathway to the front door. On Carisbrooke Drive there is an allocated parking space on an additional drive. The rear garden is west facing and offers a patio providing space for outdoor furniture, steps up to the lawned section of the garden, floral borders, shingle section to the rear and timber shed.

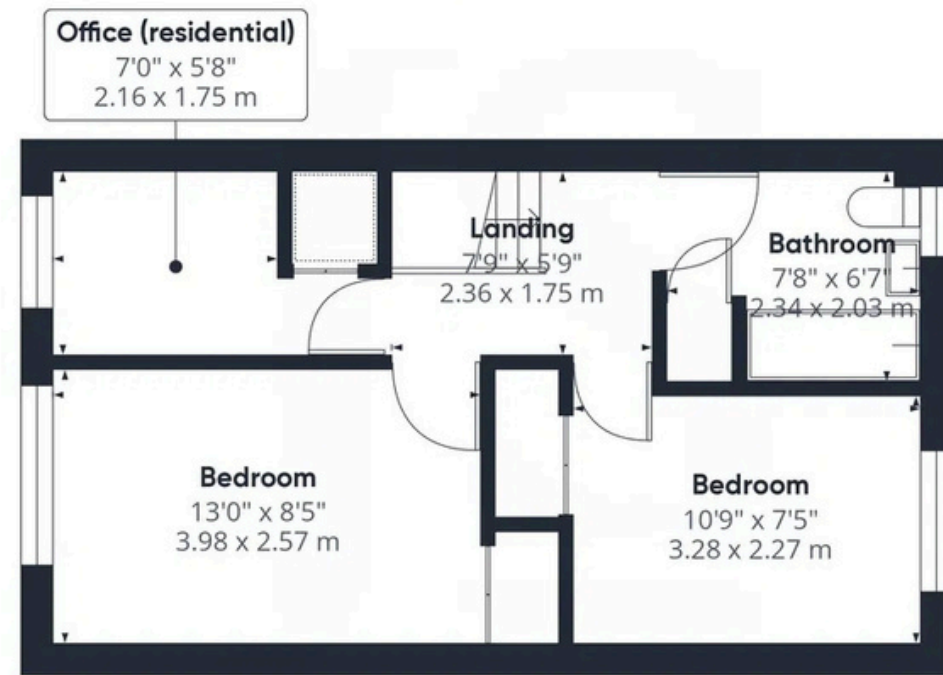
LOCATION

In the residential cul de sac of Highclere Way the house is positioned in a convenient location close to local shops amenities and mainline railway station. The closest shopping centre is 0.5 miles away in West Durrington, with David Lloyd leisure facilities within 400 yards. The closest train station is Goring-By-Sea which is 1 mile away.





Floor 0



Floor 1



Approximate total area^m

711.39 ft²
66.09 m²

(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) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 72 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.