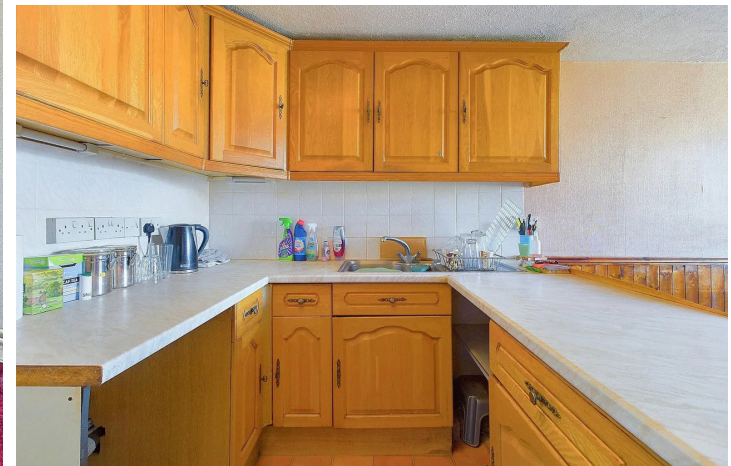
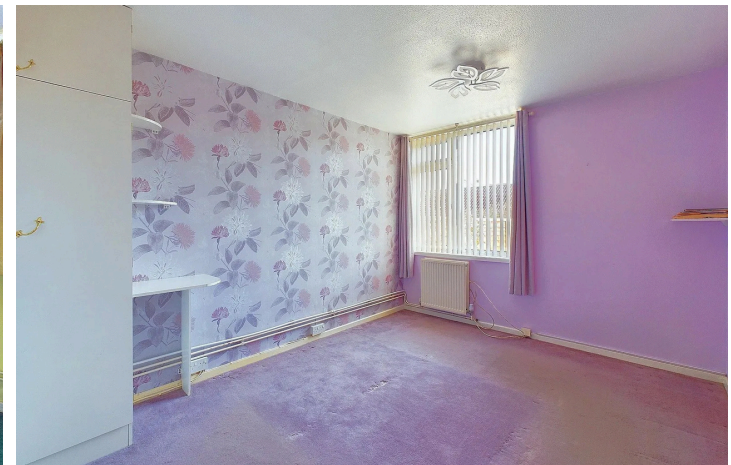




Dawes Close | Worthing | BN11 2LB  
Offers Over £260,000



Jacobs Steel are delighted to offer for sale this rarely available and deceptively spacious mid-terrace bungalow positioned in a quiet cul-de-sac in one of Worthing's most desirable locations. The property is close to shops, amenities, mainline train station and Worthing seafront. It boasts two double bedrooms, a generous living room, kitchen/diner, landscaped rear garden, brick built garage and is sold with no ongoing chain.



## Key Features

- Mid-Terrace Bungalow
- Two Double Bedrooms
- Generous Living Room
- Kitchen/Diner
- Landscaped Rear Garden
- Cul-De-Sac Location
- Garage
- Popular Residential Area
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The private front door opens to a small lobby space, a convenient area to hang coats and kick off shoes. Positioned to the front of the property and measuring a spacious 20'5" x 9'8" is the open plan kitchen/dining room providing ample space for a family sized dining table. The kitchen has been fitted with wall and floor mounted wooden units, laminate worksurfaces with space and provisions for white goods. With views and access overlooking the landscaped rear garden is another generously sized room, with the living space measuring 16'10" x 9'10". There are two double bedrooms, both with views overlooking the gardens and benefiting from fitted double wardrobes. Previously arranged as a bathroom is the shower/wet room fitted with a walk-in shower cubicle and hand wash basin. Adjacent is the separate w/c.

### EXTERNAL

The property benefits from a lawned front garden with a number of borders planted with small shrubs and large established bushes. The landscaped rear garden provides a secluded, private area to enjoy this quiet, yet central location. Predominantly laid to lawn with a path and patios surrounding, there are a number of mature planted borders creating a cleverly designed garden that require low levels of maintenance despite its abundance of foliage. There is a brick built garage that is positioned close by which provides additional storage.

### LOCATION

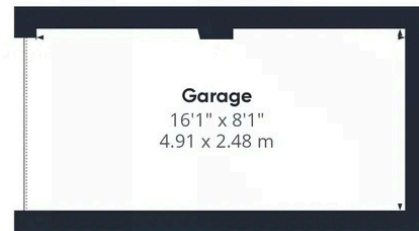
Situated In one of Worthing's sought-after areas the property is positioned in a cul-de-sac less than 500 metres from both Worthing Seafront and close the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

Council Tax Band D

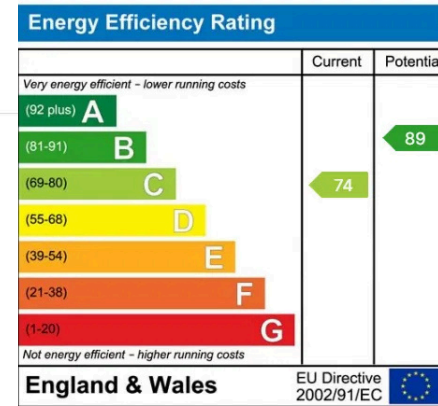




Floor 0 Building 1



Floor 0 Building 2



## Property Details:

Floor area \*as quoted by EPC: 743 Sqft

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.