



Essenhig Drive, Worthing, BN13
Guide Price £325,000



We are delighted to present this well-presented semi-detached home, offering a perfect blend of comfort and convenience. The property features two bedrooms, a spacious lounge/dining room, a modern kitchen, and a contemporary shower room. Additional benefits include a private rear garden, off-road parking, and the advantage of no onward chain, making this an excellent opportunity for first-time buyers, downsizers, or investors. Located in a sought-after area with easy access to local amenities and transport links, this home is not to be missed.



Key Features

- Semi Detached House
- Two Bedrooms
- Open Plan Lounge/ Dining Room
- Modern Kitchen
- Modern Shower Room
- Private Rear Garden
- Off Road Parking
- Chain Free
- Close To Local Bus Routes
- Close To Local Shopping Facilities



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into an inviting internal porch, providing access to a ground-floor WC and a door leading into the spacious open-plan lounge/dining room. A seamless opening connects to the modern kitchen, which is equipped with sleek white wall and base units, a built-in oven, a sink with a drainer, and ample space for appliances. Double doors from the dining area open onto the rear garden, while an under-stairs storage cupboard offers practical space for everyday items. On the first floor, you'll find access to an airing cupboard and both bedrooms, each benefiting from built-in wardrobes with stylish bi-fold doors. The contemporary shower room is fitted with a walk-in shower, complete with a glass screen, a heated mirror, storage and a wash hand basin, and a WC, providing a sleek and functional space. The property benefits from the loft being boarded for additional storage and a recently fitted gas fired combi boiler with Hive heating controls.

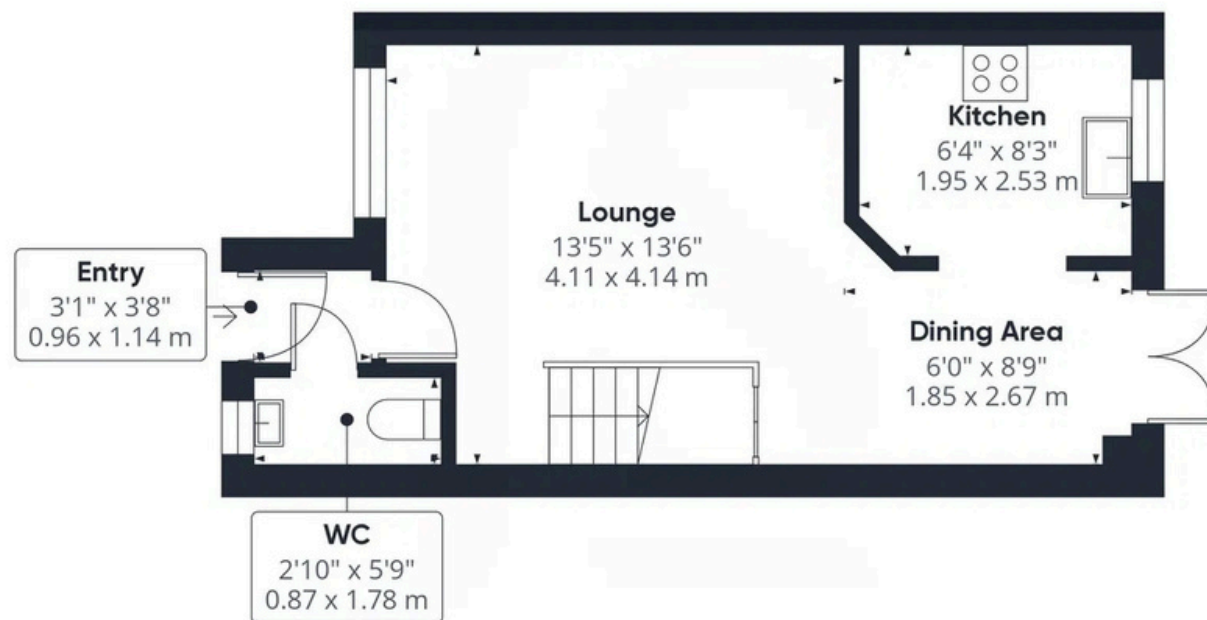
LOCATION

Situated in Essenhig Drive, this property enjoys a prime and convenient location close to local shops and amenities. Tesco Shopping Centre is just 0.4 miles away, while David Lloyd leisure facilities are within easy reach for fitness and recreation. Excellent transport links include nearby bus routes and Goring-By-Sea train station, located just 1.08 miles away. For those commuting by car, the A27 is easily accessible via Titnore Lane, ensuring seamless travel connections. Local schools can be found nearby including The Laurels Primary School which is just a short walk away.

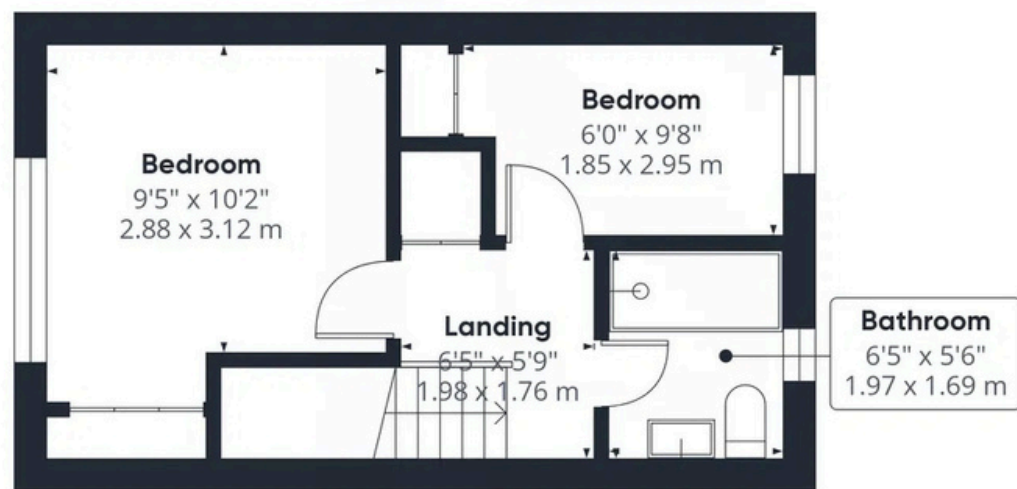
EXTERNAL

To the front, the property benefits from ample off-road parking for multiple vehicles and a section laid to lawn. A gated side access provides added convenience, leading to the rear garden. The spacious garden is primarily laid to lawn, complemented by a patio area, ideal for outdoor dining and relaxation. A timber shed offers additional storage and also benefits from power which offers space for additional fridge/ freezer and tumble dryer, making this outdoor space both practical and inviting.





Floor 0



Floor 1



Approximate total area¹⁾
550.57 ft²
51.15 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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): 57 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.