



Brook Close | Worthing | BN14 7HR
£350,000



Jacobs Steel are delighted to offer for sale this immaculately presented and deceptively spacious end of terrace family home situated in a popular and quiet residential cul-de-sac. This property is being sold with no ongoing chain and comprises three bedrooms, large south facing kitchen/diner, contemporary fitted kitchen and bathroom, ground floor w/c and a large south facing rear garden.



Key Features

- End Of Terrace House
- Three Bedrooms
- South Facing Kitchen/Diner
- Contemporary Kitchen & Bathroom
- Ground Floor W/C
- South Facing Private Rear Garden
- No Ongoing Chain
- Quiet Cul-De-Sac
- Popular Residential Location
- Close To Local Shops & Mainline Train Station



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front doors opens to an entrance lobby which provides access to the first floor via stairs and the front reception room. The living room measures a spacious 13'3" x 13' and has lovely views overlooking to feature front garden. An internal hallway leads to the kitchen, a large storage cupboard and the ground floor w/c. The property boasts a stunning open plan kitchen/diner with a large double door flanked by two large windows allowing for the southerly light to flood this modern space. The kitchen has been fitted with an array of floor and wall mount kitchen units, laminate work surfaces with space and provisions for white goods along with space for a large family dining table. To the first floor are the three bedrooms with the principle bedroom measuring 13'4 x 8'8". The contemporary family bathroom is fully tiled and feature a bath with shower over, toilet and hand wash basin.

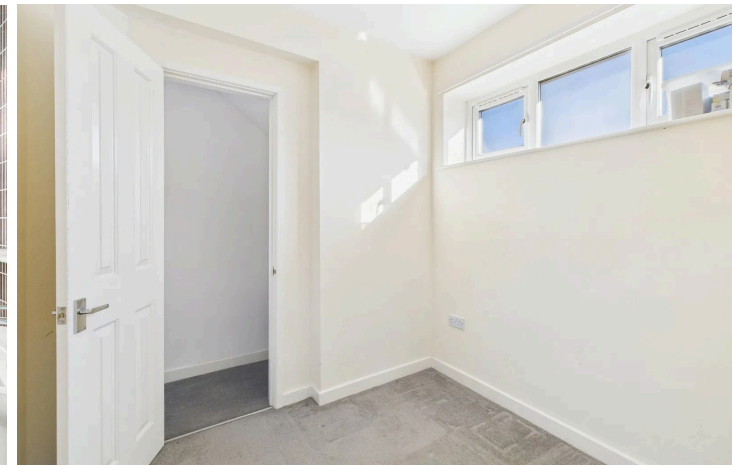
EXTERNAL

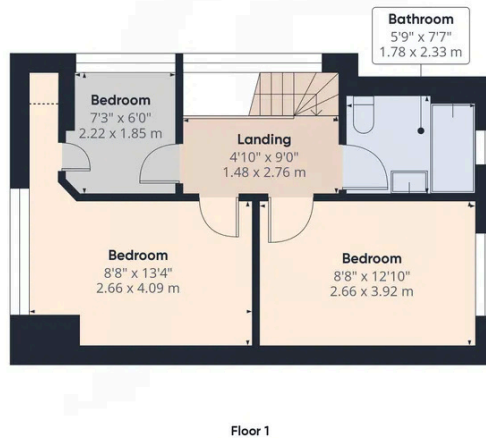
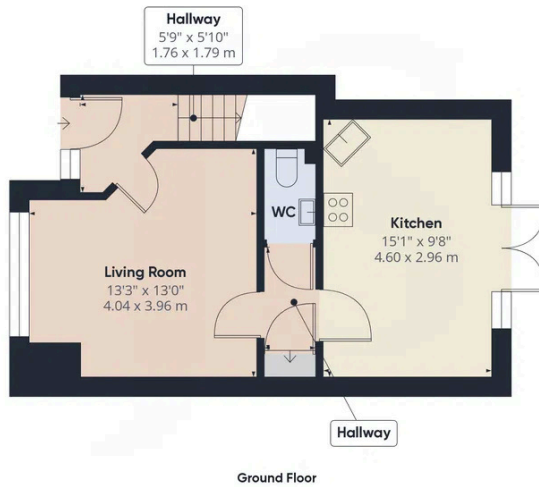
Positioned on a generously sized and secluded plot, the property benefits from a large front garden predominantly laid to lawn with shingle borders and a paved path leading to the front door. The generously sized south facing rear garden has a large raised deck with steps down to a block paved patio helping to create a sunny yet low maintenance space for all the family to enjoy.

LOCATION

Situated To the East of Worthing local amenities can be found nearby. Worthing seafront is less than half a mile away and is well situated for local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is East Worthing, which is less than 500 metres away, with links to both London and Brighton. Bus services run nearby.

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 883 SqFt

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.