



Cotswold Close | Worthing | BN13 2LF
Guide Price **£395,000**



Immaculate three bedroom home with open plan kitchen/diner leading onto West facing garden. The home is flooded with light and offers off street parking and garage.



Key Features

- Detached House
- Immaculate Throughout
- Kitchen/Diner
- Spacious Lounge
- Three Bedooms
- Modern Bathroom
- West Facing Rear Garden
- Off Road Parking
- Garage
- Quiet Close



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This standout detached home offers immaculate presentation throughout and is ready to move straight into. The ground floor welcomes you with a spacious, dual-aspect living room featuring a large bay window, creating a bright and airy atmosphere. To the rear, an open plan kitchen diner, boasting a modern fitted kitchen with space for appliances and ample room for a dining table and chairs.

A further door from the kitchen provides direct access to the delightful West-facing rear garden — perfect for enjoying afternoon and evening sunshine. Upstairs, you'll find three well-proportioned bedrooms, including two doubles and a comfortable single.

A beautifully refitted bathroom services the floor, featuring a bath with shower over, a wash hand basin set into a contemporary vanity unit, and a separate W.C., all finished with modern, stylish tiling.

EXTERNAL

The property boasts a popular West-facing garden, perfect for enjoying afternoon and evening sun. Designed for low-maintenance living, the garden features a spacious patio area ideal for outdoor dining . A paved side section to the side of the home provides a useful storage area, while a neatly kept lawn offers additional space for recreation. The garden is fully enclosed by modern fencing, ensuring privacy and benefits from a convenient side gate for easy access. To the front, the home is approached via a pathway set within a lawned garden.. To the side of the property, there is a detached garage with off-road parking directly in front, providing excellent practicality for homeowners.

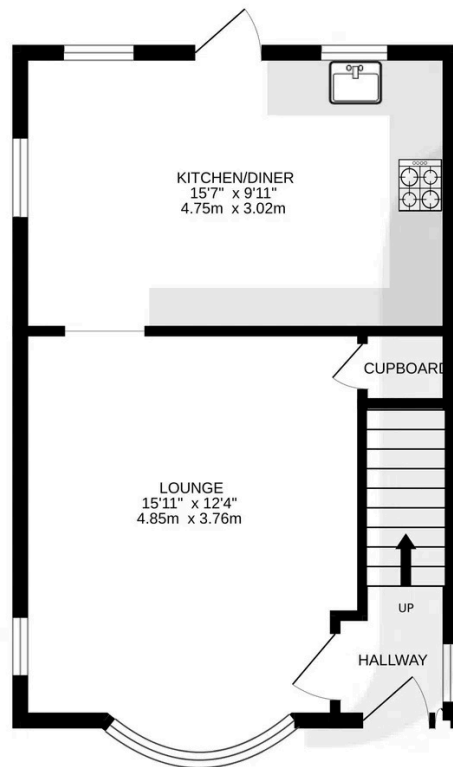
LOCATION

Located in Salvington. Close proximity to the local amenities on Selden Parade and a local pub or on Salvington Road are more shops and ample transport links. Findon Valley shopping parade is close by and The South Downs National Park which is perfect for walks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington on Sea which is approximately two miles away. Bus services run nearby.

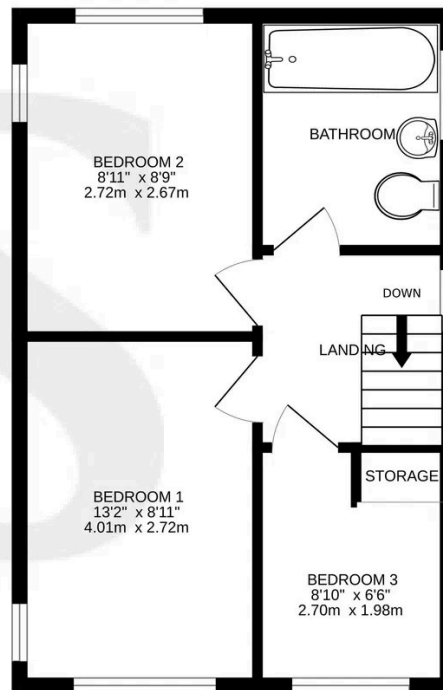


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GROUND FLOOR

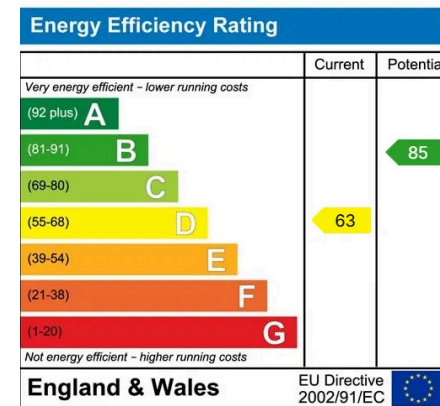


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor area as quoted by EPC: 797 SqFt

Tenure: Freehold

Council tax band: C