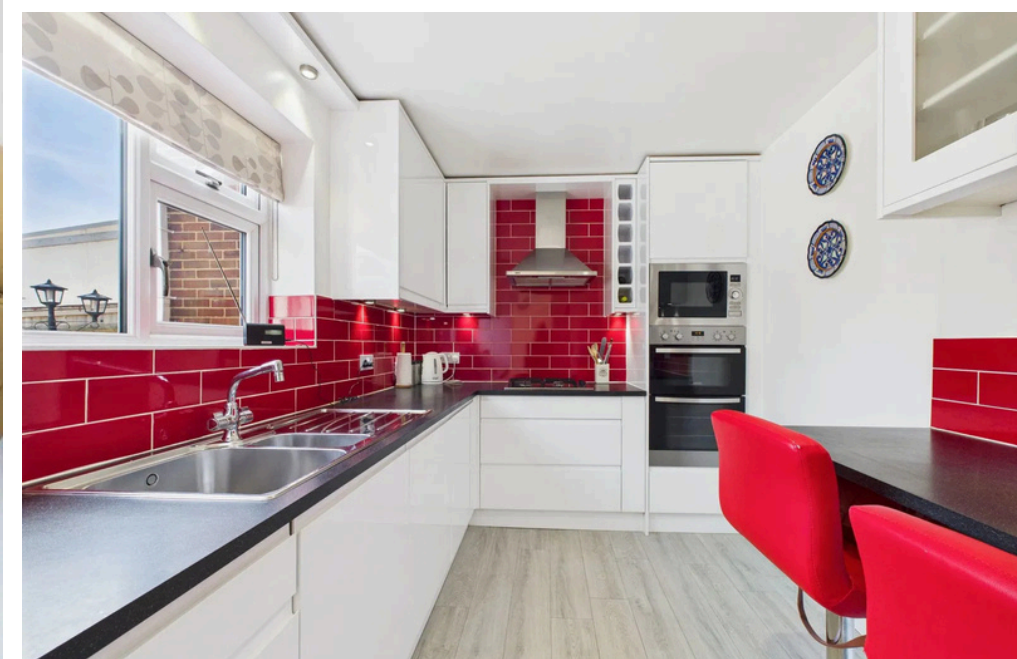




10 Kelso Close, Worthing, BN13 1PL  
Guide Price £465,000





We are delighted to bring to market this well-presented semi-detached home, ideally positioned on a generous corner plot. The property offers three bedrooms, two reception rooms, a modern fitted kitchen, utility room, ground floor cloakroom, family bathroom and a bright sun room providing flexible living space. Externally, the home benefits from ample off road parking, carport and a garage. The large front garden adds to the kerb appeal, while the south-facing rear garden provides a private and sunny outdoor space.





## Key Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen & Utility Room
- Ground Floor WC & Family Bathroom
- Sun Room
- South Facing Rear Garden & Front Garden
- Garage & Off Road Parking & Carport
- CHAIN FREE
- Close To Local Shopping Facilities



**3 Bedrooms**



**1 Bathrooms**



**3 Reception Rooms**

### INTERNAL

Front door leading into a welcoming entrance porch, leading into the main hallway with access to ground floor rooms. The first reception room, currently used as a lounge, features dual aspect windows, electric fire and fitted alcove shelving creating a bright and comfortable living space. The second reception room serves as a dedicated dining area, ideal for family meals and entertaining. The modern re-fitted kitchen is well-equipped with a range of wall and base units, built-in double oven, built in microwave, gas hob, and integrated dishwasher. A breakfast bar offers casual dining space, with a door leading through to a practical utility room. Also on the ground floor is a convenient WC and a sun room overlooking the rear garden, perfect for enjoying the outdoor views all year round. Upstairs, the property offers three well proportioned bedrooms, all benefiting from built-in wardrobes. The family shower room includes a walk-in shower with glass screen, wash hand basin with storage beneath and WC.

### EXTERNAL

Occupying a generous corner plot, the property boasts a beautifully landscaped front garden that enhances its curb appeal. There is ample off-road parking, a carport, and access to a garage. The south facing rear garden is thoughtfully landscaped with established floral borders and shrubs, a lawned area, and a spacious raised decking ideal for outdoor dining and relaxation.

### LOCATION

In the quiet and popular cul-de-sac location of Kelso Close the property is positioned within a quiet residential area situated close to The Strand parade of shops which offers greengrocers, pharmacies, butchers and medical centre. The closest train station is Durrington-on-Sea, approximately 0.3 miles away and the property falls within the Field Place Infant and Orchards Junior School catchment areas. Durrington High School is within 0.5 miles and bus routes run along close by adjoining The Boulevard and Terringes Avenue. Worthing Leisure facility is only 0.4 miles away from the property.





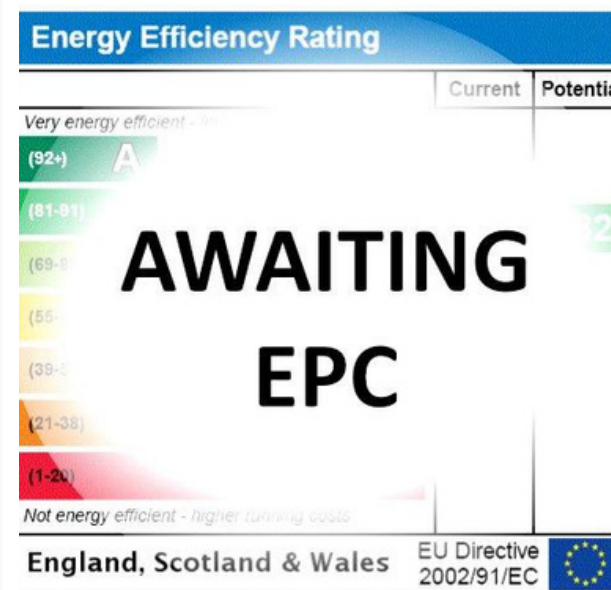


Approximate total area<sup>(1)</sup>  
1258 ft<sup>2</sup>  
116.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure: Freehold

Council tax band: D

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.