



Chancton Close, Worthing, BN11 5JS  
Offers Over £400,000





We are delighted to present to the market this extended end of terrace home, beautifully maintained and thoughtfully designed for modern family living. The property comprises of three well proportioned bedrooms, contemporary family bathroom, cosy lounge and a spacious open-plan kitchen/ living and dining area. Additional features include a convenient ground floor WC with utility space. Outside, the home boasts a west facing rear garden, perfect for enjoying afternoon and evening sun as well as off-road parking. Ideally located within the sought-after Elm Grove School catchment area, this property offers both comfort and convenience.





## Key Features

- Extended End Of Terrace House
- Three Bedrooms
- Seperate Lounge
- Modern Open Plan Kitchen/ Living and Dining Space
- Ground Floor WC With Utility Room
- Family Bathroom
- West Facing Rear Garden
- Off Road Parking
- Elm Grove School Catchment Area
- Close To West Worthing Station & Goring Road Shops



**3 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

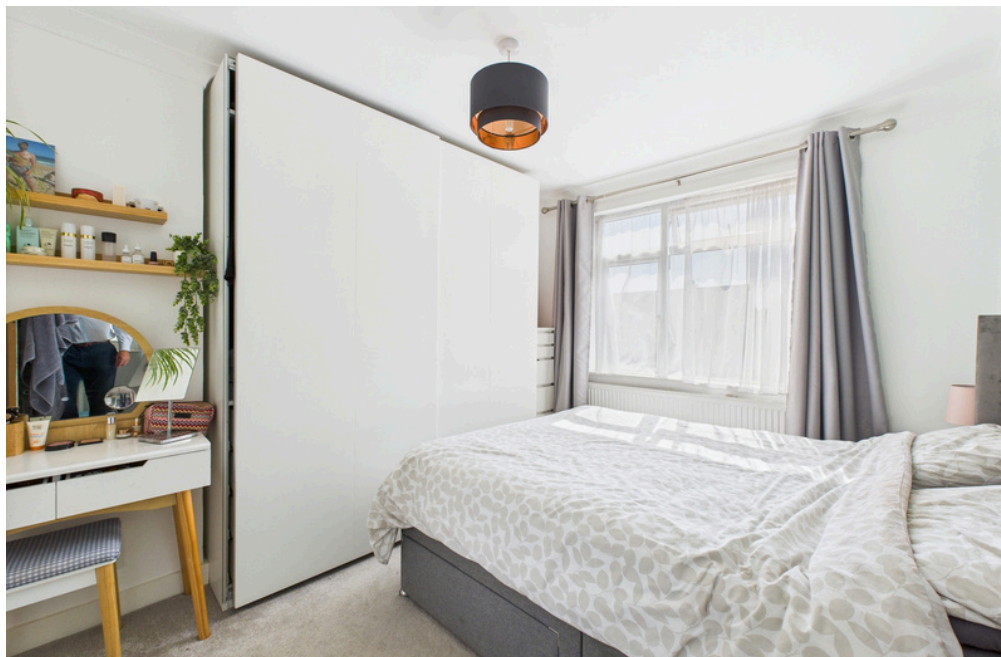
The front door opens into a welcoming entrance hall, providing access to all ground floor rooms. At the front of the property, there is a separate lounge featuring a bay-fronted window, offering plenty of natural light. Also on the ground floor is a convenient WC and a utility room, which provides space and plumbing for both a washing machine and tumble dryer. To the rear of the home is a spacious open-plan kitchen, living, and dining area. The kitchen is fitted with stylish navy units and white worktops, complete with integrated appliances including a fridge/freezer, dishwasher, built-in double oven, gas hob, sink with drainer and a kitchen island featuring additional seating. The dining area comfortably accommodates a dining table and features double doors leading out to the west-facing rear garden, ideal for entertaining and enjoying afternoon sun. Upstairs, there are three well-proportioned bedrooms, with bedrooms one and two both benefiting from being doubles. The modern family bathroom includes a P-shaped bath with shower over and glass screen, a wash hand basin with built-in storage, and a WC.

### LOCATION

Situated in the sought-after cul-de-sac of Chancton Close, this home lies within the desirable Elm Grove school catchment area. Goring Road Shops offering cafe's, restaurants, convenience stores, and a pharmacy is just a short walk away, while West Worthing train station is only 0.6 miles from the property. Regular bus routes run along Goring Road and Worthing town centre with its wide range of shops, restaurants and theatres s approximately 1.5 miles away.

### EXTERNAL

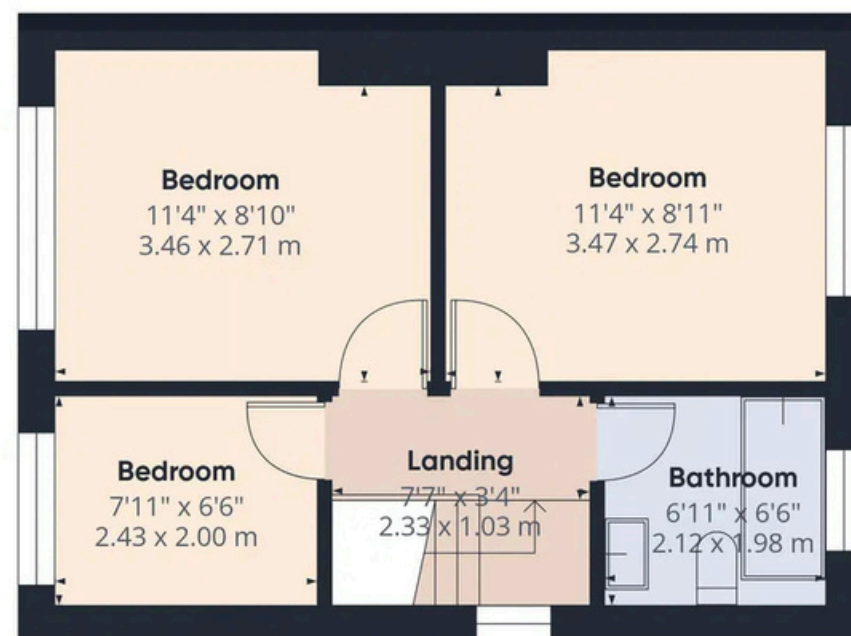
The property boasts off-road parking for two cars to the front, adding convenience from the outset. To the rear, the west-facing garden enjoys plenty of afternoon sun and features a combination of stylish patio areas perfect for outdoor seating and entertaining a neatly kept lawn framed by floral border and a pathway leading to a versatile summer house with power, ideal for use as a home office or for storage.







Ground Floor



Floor 1

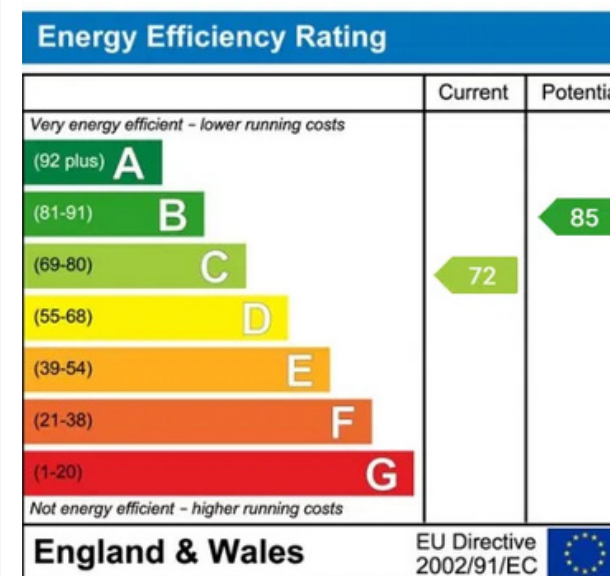


Approximate total area<sup>(1)</sup>  
900 ft<sup>2</sup>  
83.6 m<sup>2</sup>

(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: 85 sqm

Tenure:Leasehold

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.