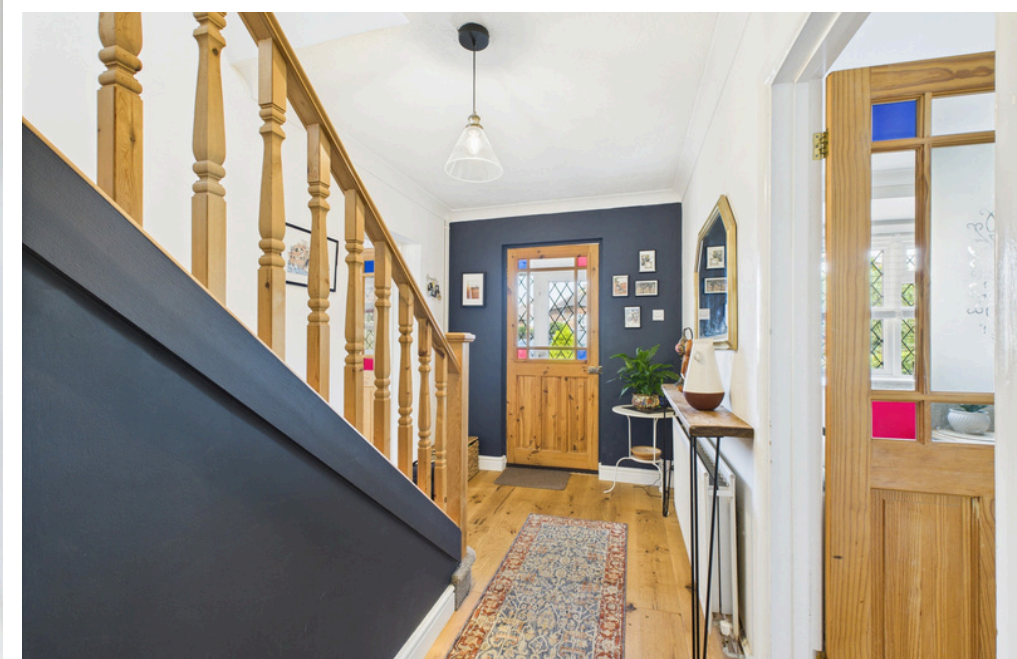




9 Selkirk Close, Worthing, BN13 1PR
Asking Price £495,000



We are delighted to present to the market this extended semi detached home, offering versatile and spacious accommodation throughout. The property features four bedrooms, open plan kitchen/living/dining area, a separate lounge, ground floor study, utility room and downstairs WC. Upstairs, there is a modern family bathroom. Further benefits include a south facing rear garden, log cabin with power and an adjoining garden store, as well as off road parking. Conveniently located, the property is just a short walk from local shopping facilities, bus stops and the railway station, with a handy gate providing direct access to Field Place Manor House & Barns.



Key Features

- Extended Semi Detached House
- Four Bedrooms
- Four Piece Bathroom
- Open Plan Modern Kitchen/ Living/ Dining Space
- Seperate Lounge
- Ground Floor WC
- South Facing Rear Garden
- Off Road Parking
- Cabin & Garden Store In Rear Garden With Power
- Close To Local Shops & Transport Links



4 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

The property is entered via a porch, with the front door opening into a welcoming entrance hall providing access to the ground floor rooms and a convenient WC. To the front, there is a versatile room currently fitted with large sliding cupboards, ideal for coat and shoe storage. This space could equally serve as a study or be used as an additional ground floor bedroom if required. A seperate lounge benefits from a remote controlled gas log burner. To the rear, the property opens up into a spacious, light filled open plan kitchen, living and dining area. The modern kitchen is fitted with a range of wall and base units and includes a Rangemaster gas oven, integrated dishwasher, butler sink, breakfast bar, central island, and space for a fridge/freezer. Double doors lead directly out to the rear garden & door opens into the utility room, offering plumbing and space for both a washing machine and tumble dryer. The living/dining area provides ample space for furniture, featuring an electric log burner with a timber beam, alcove storage and room for a dining table and chairs. Further double doors open onto the rear garden, enhancing the flow between indoor and outdoor living. On the first floor, there are three bedrooms, with the primary bedroom benefitting from fitted wardrobes. The modern family bathroom comprises a four piece suite, including a walk in shower, freestanding roll top bath, wash hand basin and WC. A staircase leads to the loft conversion, which provides an additional bedroom or flexible living space, along with eaves storage and a generous cupboard.

EXTERNAL

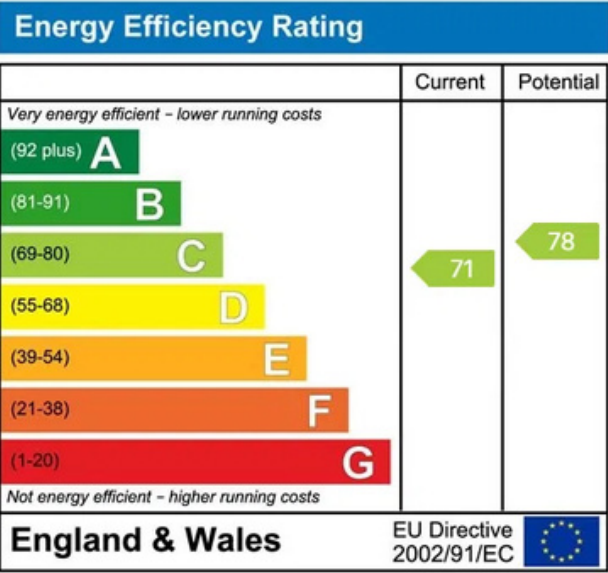
To the front of the property there is off road parking and a side gate providing access to the rear garden. The south facing garden has been thoughtfully designed to offer a range of inviting seating and entertaining areas. It features a raised deck with a covered pergola, ideal for dining outdoors, with steps leading down to an artificial lawn and a separate patio area. A second pergola adorned with well established plants adds character and charm. The garden also benefits from a fully insulated log cabin with power, perfect for use as a home office, studio or gym, along with a garden store located just behind. Additional highlights include outdoor power sockets and a rear gate giving direct access to Field Place.

SITUATED

In the quiet and popular cul-de-sac location of Selkirk Close, the property is positioned within a quiet residential area situated close to The Strand parade of shops which offers greengrocers, pharmacies, a 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. The property benefits from direct access to the award winning Field Place Manor House & Barns which offers well maintained grass bowling green, tennis and netball courts, petanque, children's outside play area and miniature railway.



To book a viewing contact us on: 01903 506080 | westworth@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 146 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.