



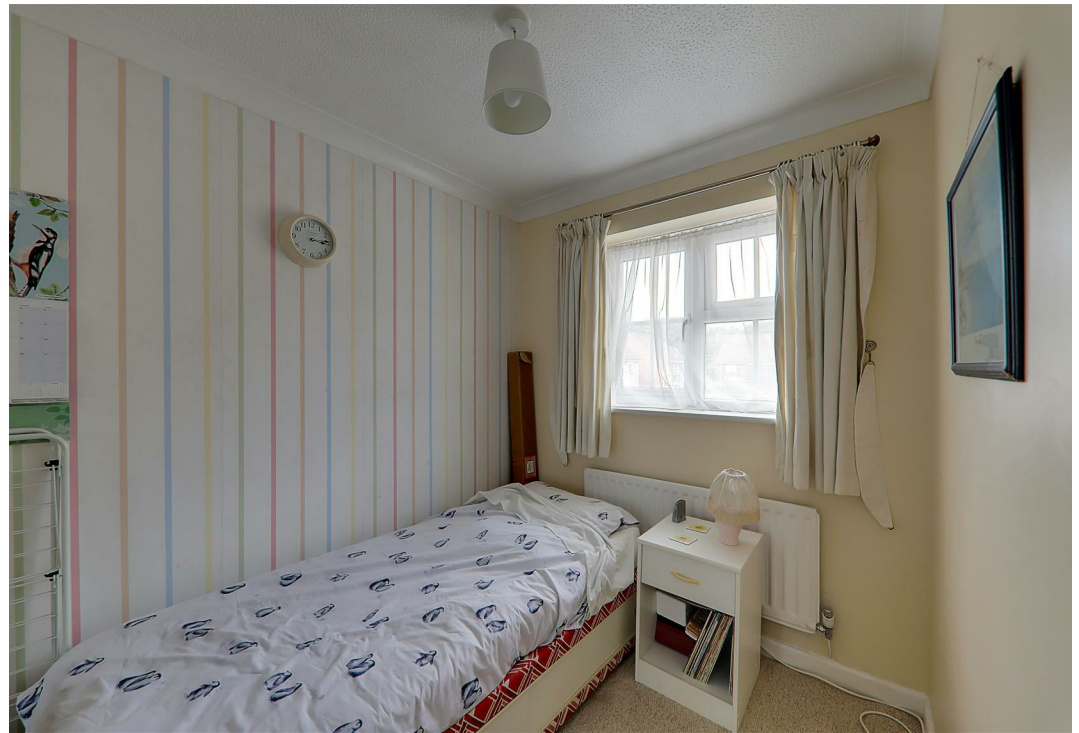
44 Cypress Avenue, Worthing, BN13 3PS
Offers In Excess Of £290,000

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Well presented terraced home located in Highdown Copse, Durrington. The accommodation briefly comprises; entrance hall, lounge/dining room opening to rear garden, kitchen, downstairs cloakroom, two bedrooms, and family bathroom. Externally the property benefits from a garage in the compound and a private parking space.

- Terraced Home
- Two Bedrooms
- Lounge/Dining Room
- Private Rear Garden
- Quiet Location
- Garage & Parking Space
- Double Glazed Windows & Gas Central Heating
- Viewing Highly Recommended





Double glazed front door opening to:

Entrance Porch

Access to lounge and cloakroom.

Cloakroom

Wall mounted wash basin with mixer taps and tile splashback, low level flush WC, radiator.

Lounge

5.04 x 3.24 (16'6" x 10'7")

Double glazed bay window. Radiator. Stairs rising to first floor. Opening to

Dining Room

2.73 x 2.16 (8'11" x 7'1")

Radiator. Double glazed sliding doors opening onto rear garden.

Kitchen

2.55 x 1.85 (8'4" x 6'0")

Wood effect work surfaces with cupboards and drawers fitted under and matching wall cupboards above. Inset

stainless steel sink and drainer unit with mixer tap over. Part tiled walls. Plumbing and space for washing machine, further space for cooker and fridge/freezer. Wall mounted boiler. Radiator. Double glazed window over looking rear garden. Laminate flooring.

First Floor Landing

Access to all rooms & loft. Shelved airing cupboard housing hot water tank. Smoke detector.

Bedroom One

4.16 x 3.77 (13'7" x 12'4")

Double glazed window. Radiator. Double built in mirrored wardrobe.

Bedroom Two

3.27 x 2.03 (10'8" x 6'7")

Double glazed window. Radiator. Two double built in wardrobes.

Bathroom

White suite comprising panelled bath with taps over

and wall mounted electric shower, pedestal wash basin, low level flush WC, ladder style towel radiator, wall mounted mirrored cabinet. Obscured double glazed window. Tiled walls.

Outside

Rear Garden

Mainly laid to lawn with patio area. Plant & shrub borders. Rear gate access leading to compound.

Garage & Parking

Located in compound accessed via Cypress Avenue. Allocated parking space.

Required Information

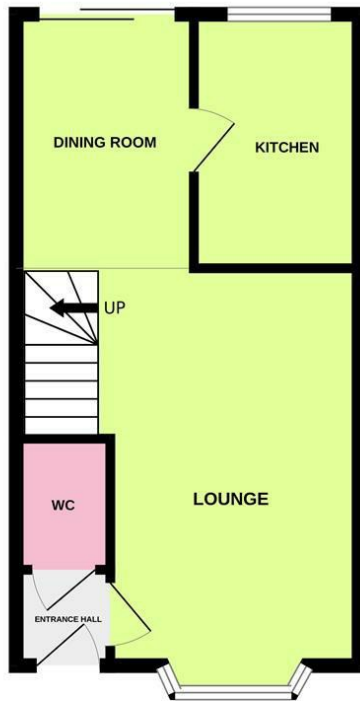
Council tax band: C

Draft version: 1

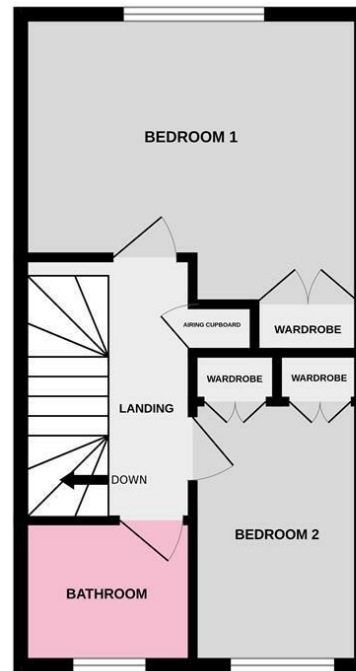
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

