



Barton Close | Worthing | West Sussex | BN13 1NG
Offers Over £325,000





We are pleased to be able to offer a well presented, mid terrace house to the market. The property offers, west facing lounge, kitchen/ breakfast room, three bedrooms, bathroom, rear garden and garage in compound. The property also falls into the Thomas A 'Becket School Catchment Area.



Property details: Barton Close | Worthing | West Sussex | BN13 1NG

Key Features

- Mid Terrace House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Lounge
- Family Bathroom
- Private Rear Garden
- Garage in Compound
- Thomas A 'Becket School Catchment
- Close to Local Shopping Facilities



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance porch with door leading into the lounge. The lounge measures 15'2ft x 13'5ft with a feature fire surround. Door leading into the kitchen/ diner and stairs rising to first floor. The Kitchen comprises of cream wall and base units, space for range cooker, space for fridge/ freezer, space for washing machine, integrated dishwasher, sink, drainer, space for table and chairs and french doors leading out to the rear garden. On the first floor there are three bedrooms, the primary bedroom offers built in wardrobes and bedroom two offers a storage cupboard. The bathroom comprises of panelled bath with glass screen, shower above, wash hand basin and WC.

EXTERNAL

To the front there is a pathway leading to the front door with a section of the garden laid to lawn. The rear garden has been laid to lawn with patio area providing space for outdoor furniture, three timber storage sheds and gate leading out for rear access. Garage located in the compound.

SITUATED

in this sought after Tarring location with local shops & parks nearby. The property is within walking distance of Thomas a Becket first and Middle School, Durrington High & Worthing High School. The nearest mainline station is West Worthing which is approx. 0.7 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.6 miles away. Bus services run nearby.

COUNCIL TAX BAND
C





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 for any prospective purchase. 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		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 70 sqm

Tenure: FREEHOLD

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.