



Lincett Drive | Worthing | West Sussex | BN13 1AZ
Guide Price Of £375,000





We are delighted to be able to offer a well presented, mid terrace house to the market. The property offers three bedrooms, modern bathroom, open plan living/ dining room and modern kitchen. The property benefits from off road parking and garage in compound.



Key Features

- Mid Terrace House
- Three Bedrooms
- Open Plan Living/ Dining Room
- Modern Kitchen
- Modern Re-Fitted Bathroom
- Off Road Parking
- Garage in Compound
- Close To Local Transport Links



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with door leading into the open plan lounge/ dining room. The lounge/ dining room offers two built in storage cupboards. Opening leading into the modern kitchen wall and base units with integrated dishwasher, integrated washing machine, built in fridge/ freezer, gas hob, built in oven and 1 1/2 bowl sink drainer. On the first floor landing there is a airing cupboard housing the gas fired combi boiler, access to the loft via pull down loft ladder. Three bedrooms two double bedrooms and one single bedroom. The modern fitted bathroom offers a p shape bath with shower above, glass screen, wash hand basin with storage below and WC.

EXTERNAL

To the front it has been laid to shingle providing off road parking, raised flowerbeds' and pathway leading to the front door. The rear garden has been laid to lawn with patio area and pathway leading to the rear of the property. Timber shed, timber raised flower bed with seating area, external power supply and gate leading to the rear access. The rear access can be accessed via the timber gate or via the driveway to the side of the house next door, driveway leads to the garage compound. The property offers a garage with an up and over door.

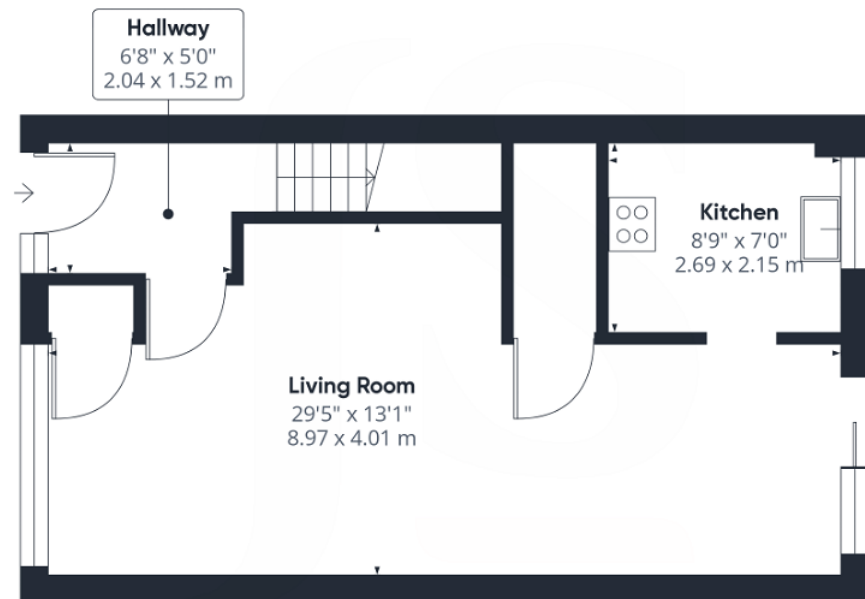
LOCATION

In Lincett Drive the house is within walking distance to West Worthing train station which operates the London Victoria & Brighton Line is 0.7 miles away. Tarring village with its pubs, cafes and convenience stores and Tarring Park are a short walk away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away.

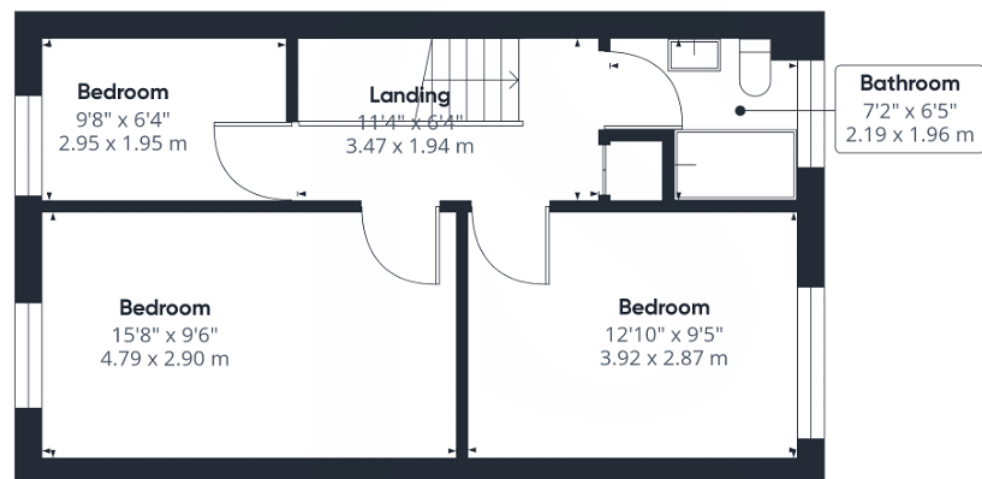
COUNCIL TAX BAND

C





Floor 0



Floor 1



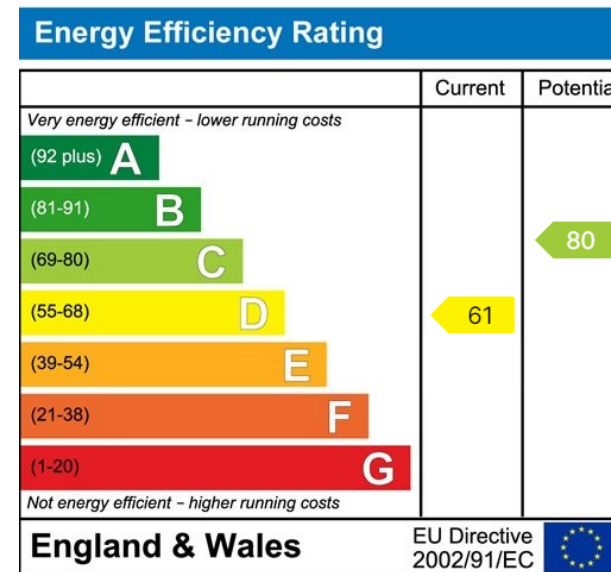
Approximate total area⁽¹⁾

906.5 ft²
84.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 87 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.