



Teasel Drive | Worthing | BN13 3GG  
Offers Over £350,000





We are pleased to be able to offer a very well presented, semi detached house to the market. The property offers lounge, kitchen/ dining room, three bedrooms, family bathroom and en-suite shower room. The property also benefits from off road parking, landscaped rear garden and situated at the end of a quiet cul de sac.





# Key Features

- Quiet Cul De Sac
- Three Bedrooms
- Landscaped Rear Garden
- Off Road Parking
- Family Bathroom & En-Suite Shower Room
- Ground Floor WC
- Kitchen/ Breakfast Room
- Semi Detached House



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Front door leading into the entrance hall with access to the lounge and ground floor WC. The lounge measures 14'2ft x 12'1ft and benefits from under stairs storage and door leading into the modern kitchen/ dining room. The kitchen comprises of modern wall and base units, built in oven, built in fridge/ freezer, integrated dishwasher and washing machine, sink, drainer, matt black pull-out spray mixer tap, and double doors leading out to the well kept rear garden. On the first floor there are three bedrooms. The primary bedroom benefits from a storage cupboard and access to the en-suite shower room. The family bathroom offers bath with shower above, wash hand basin and WC.

## EXTERNAL

To the front of the property there is off road parking and driveway leading down the side. Pathway leading to front door with hedges providing privacy to the front. Timber gate giving rear access. The rear garden has been well landscaped with patio area providing space for outdoor furniture, bark pathway leading to the rear of the garden which currently offers childrens climbing frame, lawn section, raised sleepers with shrubbery to the side and rear of the property, timber shed with power and external power.

## LOCATION

On the Castle Park development. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby. The property is located in The Laurels Primary School catchment area.

COUNCIL TAX BAND  
C

ESTATE CHARGES  
Approx £390 per annum



To book a viewing contact us on: 01903 506080 | [westworth@jacobs-steel.co.uk](mailto:westworth@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





**Approximate total area<sup>††</sup>**  
698.67 ft<sup>2</sup>  
64.91 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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