



16 Canberra Road, Worthing, BN13 3HH
Guide Price £375,000





We are pleased to be able to offer a semi detached house to the market. The property offers three bedrooms, lounge/ dining room, conservatory and kitchen. There is also the benefit of no ongoing chain, off road parking and integral garage.



Key Features

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Integral Garage
- Lounge/ Dining Room
- Fitted Kitchen
- Chain Free
- Bathroom
- Rear Garden



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance with access to all ground floor rooms. The lounge/ dining room is a good size and offers a door leading into the conservatory and door leading into the kitchen. The kitchen offers wall and base units with spaces for all appliances, sink and drainer. On the first floor there are three double bedrooms and bathroom.

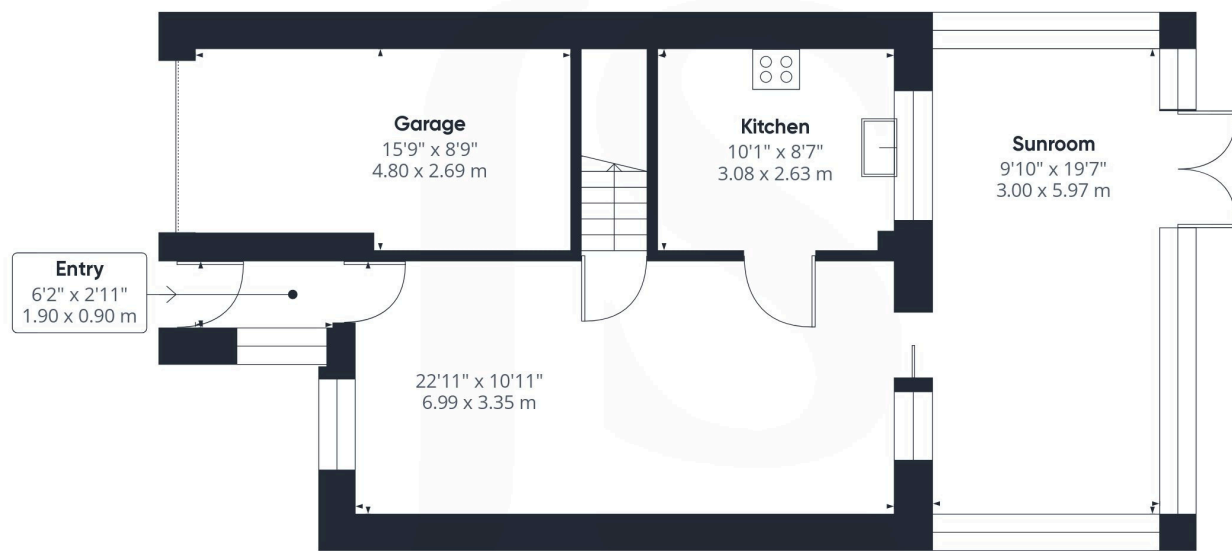
EXTERNAL

To the front there is off road parking, integral garage, timber gate to the rear garden. The rear garden has been laid to lawn with floral borders.

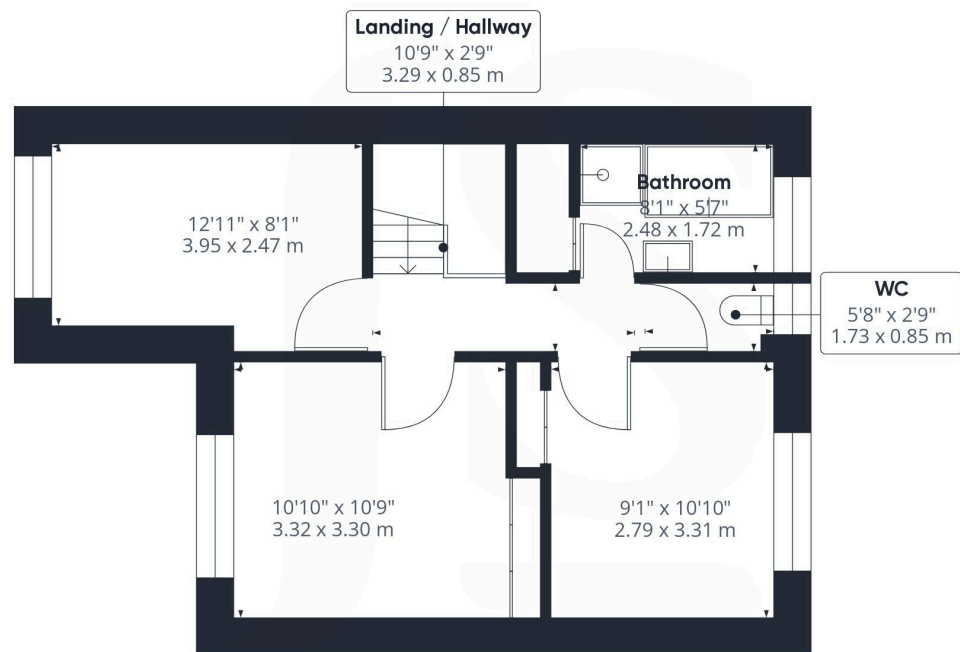
LOCATION

Situated in a popular residential area, the property is within easy access to Tesco's superstore. Worthing leisure centre can be found in approximately a mile and a half away and further local amenities on Salvington Road within half a mile away. The property also provides easy access to the A27. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three miles and a quarter. The nearest station is Durrington On Sea Station which is approximately a mile and a half away. Bus services run nearby





Floor 0



Floor 1



Approximate total area⁽¹⁾
1192.66 ft²
110.8 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(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): 69 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.