



Somerset Close | Worthing | West Sussex | BN13 1NH

Guide Price Of £365,000





Jacobs Steel are pleased to offer for sale this three bedroom end of terraced house on a generous corner plot in the popular area of Tarring within the catchment area of Thomas a Becket first and Middle Schools. The property benefits from a beautifully landscaped South facing garden with patio area and a garage in separate compound.





## Key Features

- Three Bedrooms
- End of Terrace
- Open Plan Kitchen/Diner
- Corner Plot
- Garage
- South Facing Garden
- Quiet & Secluded
- Thomas A'Becket Catchment Area
- Popular Tarring Location



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Entry is to the side of the property into a hallway, modern kitchen dining room with breakfast bar, kitchen comprising of white gloss units and wood effect worktops with built in oven and space for other appliances, French doors open out onto the South facing garden and there is a further door providing access to the lounge. The Lounge is to the front of the property with some built in storage and a large window providing ample light. Upstairs are two double bedrooms with built in cupboards, single bedroom and a bathroom with shower over bath, toilet and sink.

### EXTERNAL

This lovely corner plot features front, side and rear gardens offering versatile outdoor space for entertaining, alfresco dining and a children's play area. The rear garden has a Southerly aspect which wraps round to the East of the property and is mainly laid to lawn with a patio area and a bark section. The front garden is also laid to lawn with some mature shrubs and bushes. The property is located down a pedestrian only close, offering a secluded and quiet lifestyle set within a friendly community.

### 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

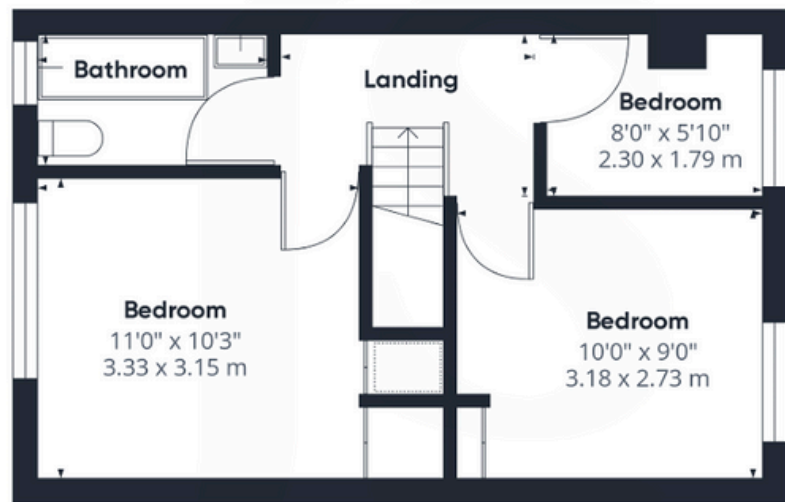
C







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

712.68 ft<sup>2</sup>  
66.21 m<sup>2</sup>

Reduced headroom

0.65 ft<sup>2</sup>  
0.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(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		
<b>England &amp; Wales</b>	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.