



Woodpecker Way, Worthing, BN13 2TY

Offers Over £425,000



Jacobs Steel are delighted to offer to the market this well presented three/four bedroom link detached home in a secluded position directly adjacent to Longcroft Park at the end of a cul de sac in Durrington. The property offers four bedrooms and two bathrooms with the garage having been converted by the current owner, the property also offers off road parking and a conservatory.



Key Features

- CHAIN FREE
- Three/Four Bedrooms
- Link Detached
- Quiet Close
- Adjacent to Longcoft Park
- Converted Garage
- Conservatory
- Off Road Parking
- Gas Central Heating
- Close to Bus Routes



4 Bedrooms



2 Bathrooms



**2 Reception
Rooms**

INTERNAL

Front door into porch and then hallway with downstairs W.C, access bright South facing lounge, kitchen breakfast room with breakfast bar and space for table and chairs, the kitchen comprises of white gloss cupboards and mottle effect worktops, larder cupboard, access to the converted garage which now provides a ground floor bedroom and a modern shower room, conservatory with doors out onto the garden. Upstairs are two double bedrooms and a single bedroom serviced by the family bathroom which is fully tiled with shower over bath and glass screen.

EXTERNAL

The property benefits from front and rear gardens, the front is well maintained and features mature shrubs and borders with a small lawn area. The driveway is tarmac and provides parking for 1-2 vehicles. The rear garden also mature and mainly laid to lawn with trees, shrubs and border, patio area and side access to the house.

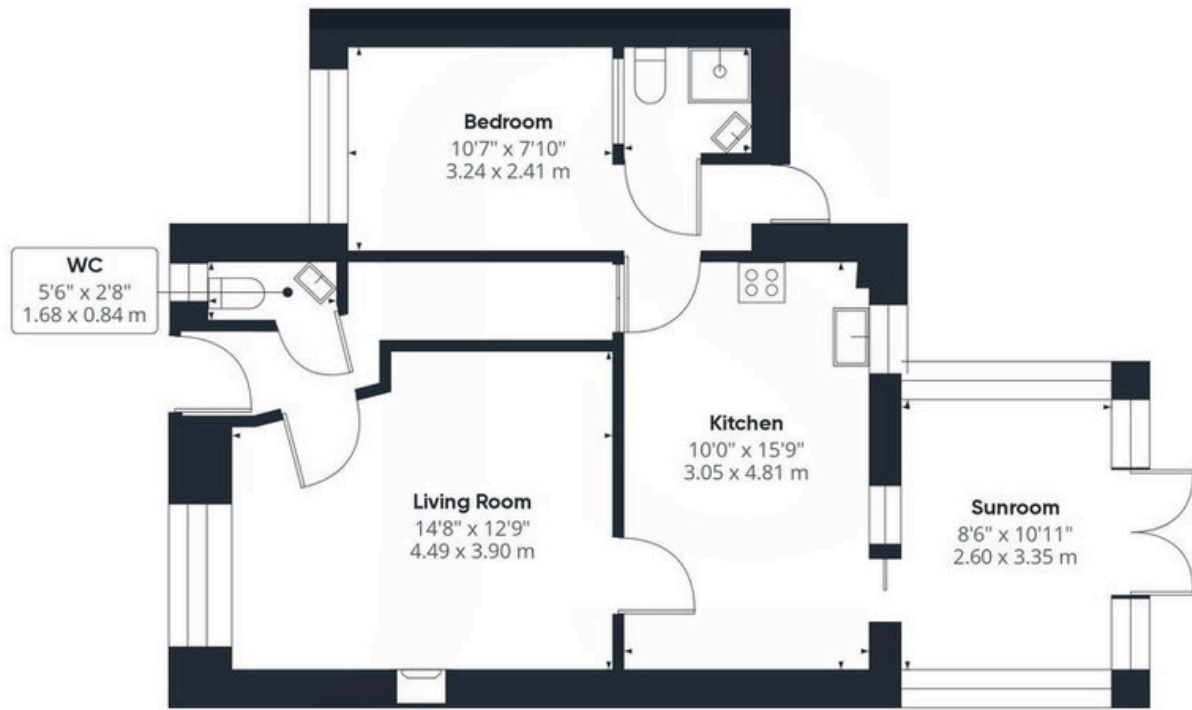
LOCATION

In a popular Durrington location directly adjacent to Longcroft Park; the West Durrington Tesco site is approximately 0.4 miles and offers a pharmacy, Costa and eateries. Bus routes run along close by Columbia Drive and the house falls within the Hawthorns Primary School catchment and is within walking distance of Durrington High School that is approximately 0.7miles away. The closest train station Durrington on Sea which is 1.3 miles away.

Council Tax Band

D





Floor 0



Floor 1

Approximate total area⁽¹⁾

936.35 ft²
86.99 m²

(1) Excluding balconies and terraces

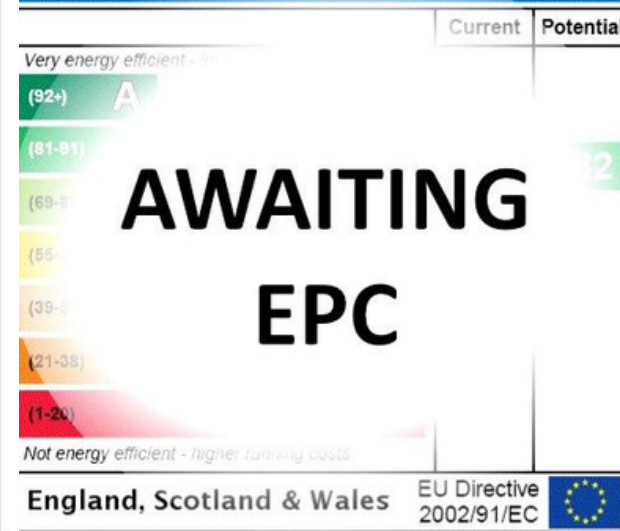
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: D

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.