



**Somerset Close, Worthing, BN13**  
**£350,000**





**Property Type:** End of Terrace House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

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

We are pleased to offer for sale this three bedroom end of terrace home, set on a generous corner plot in the sought-after area of Tarring, within the catchment area for Thomas A Becket First and Middle Schools. The property further benefits from a beautifully landscaped, south-facing garden with a patio area, as well as a garage located in a separate compound.





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### **INTERNAL**

Entry is via the side of the property into a hallway, leading to a modern kitchen/dining room with a breakfast bar. The kitchen features white gloss units, wood-effect worktops, a built-in oven, and space for additional appliances. French doors open onto the south-facing garden, with a further door providing access to the lounge. The lounge is positioned at the front of the property and benefits from built-in storage and a large window that allows plenty of natural light. Upstairs, there are two double bedrooms with built-in cupboards, a single bedroom, and a family bathroom comprising a bath with shower over, toilet, and washbasin.

### **EXTERNAL**

This attractive corner plot benefits from front, side, and rear gardens, providing versatile outdoor space ideal for entertaining, and a children's play area. The rear garden enjoys a southerly aspect, wrapping around 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 and features mature shrubs and bushes. The property is situated within a pedestrian-only close, offering a peaceful and secluded setting within a friendly community.

### **SITUATED**

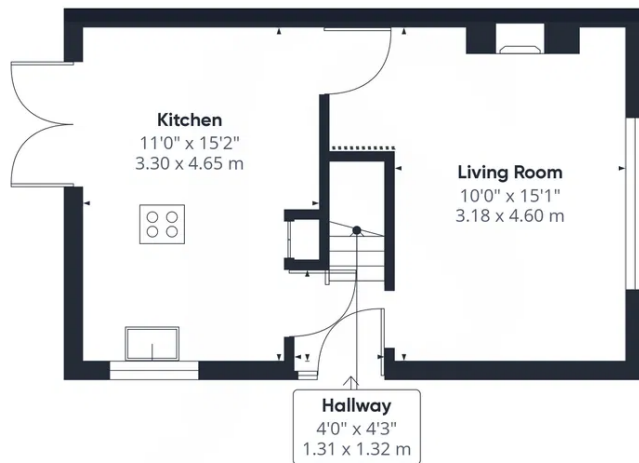
In this sought after Tarring location with local shops & parks nearby. The property is within walking distance of Thomas a Becket first and Middle School, Durrington High & Worthing High School. The nearest mainline station is West Worthing which is approx. 0.7 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.6 miles away. Bus services run nearby.

### **Council Tax Band**

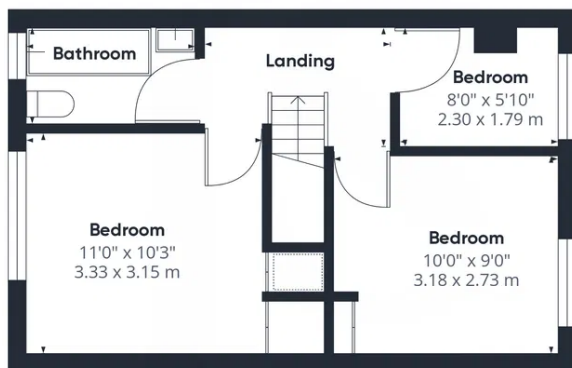
C







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
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.