



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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19 Teasel Drive

, Worthing, BN13 3GG

Asking price £350,000

Freehold Council Tax Band C



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James & James Estate Agents are delighted to bring to the market this beautifully presented three bedroom, two bathroom, semi-detached house in the favoured 'flower' estate in West Durrington, with the added benefit of the remainder of a 10 year NHBC warranty.

In brief the accommodation comprises composite door into spacious entrance hall with ground floor cloakroom with wash hand basin, feature lounge with large under stairs storage cupboard opening onto a modern fitted kitchen with range of integrated appliances and French doors opening onto the rear garden.

To the first floor there are three good size bedrooms, with the master bedroom having a fitted wardrobe and en-suite shower room, and there's an additional separate family bathroom.

Outside the rear garden is a particular feature of the property being larger than average and predominantly laid to lawn with two areas of patio and a planted area enclosed by railway sleepers. There is also a timber shed, gate giving side access, and off road parking.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

Situated on the favoured Castle Park estate, local shops can be found nearby at Tesco superstore which caters for everyday needs. The David Lloyd health centre is close by, and the Coach & Horses public house is just a short stroll away.





Composite front door into spacious entrance  
7'6 x 3'7 (2.29m x 1.09m)

Ground floor cloakroom  
5'2 x 2'10 (1.57m x 0.86m)

Lounge  
14'5 x 11'8 (4.39m x 3.56m)

Kitchen/diner  
14'11 x 8'8 (4.55m x 2.64m)

Stairs to first floor landing

Bedroom one with fitted wardrobes  
11'7 x 9'1 (3.53m x 2.77m)

En-suite shower room  
6'1 x 5'0 (1.85m x 1.52m)

Bedroom two  
8'5 x 7'5 (2.57m x 2.26m)

Bedroom three  
7'7 x 5'11 (2.31m x 1.80m)

Family bathroom  
5'6 x 5'4 (1.68m x 1.63m)

Off road parking

Larger than average rear garden

## Floor Plan

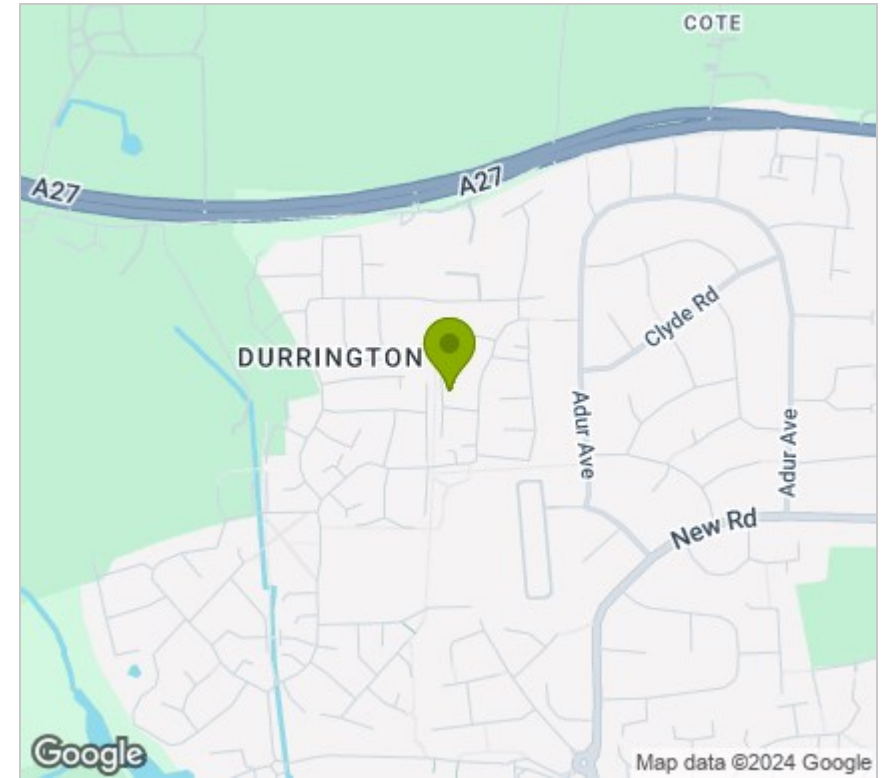


## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

