



12 Hudson Close, Worthing, BN13 2SJ  
Guide Price £325,000

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A three bedroom terraced house forming part of a cul-de-sac within the catchment area of Durrington. The accommodation consists of an enclosed entrance porch, lounge, open plan kitchen/dining room, first floor landing, three bedrooms, bathroom/w.c, loft, garage, front and rear gardens.

- Three Bedroom Terraced House
- Cul-De-Sac Position
- Open Plan Kitchen/Dining Room
- Gas Central Heating
- Double Glazed Windows
- Garage
- West Rear Garden
- No Onward Chain





### Enclosed Entrance Porch

19.81m x 1.07m (65 x 3'6)

Accessed via a composite front door. North aspect obscure glass double glazed window. Radiator. Wood laminate flooring. Wood panelled ceiling. Inner door to lounge.

### Lounge

4.83m x 3.78m (15'10 x 12'5)

East aspect via double glazed windows. Radiator. Wall light point. Wood laminate flooring. Dado rail. Coved and textured ceiling. Staircase to first floor landing with an understairs storage cupboard. Door to kitchen.

### Open Plan Kitchen/Dining Room

4.83m x 3.02m (15'10 x 9'11)

Fitted suite comprising of a single sink unit having mixer taps and storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring hob with extractor hood over. Integrated fridge/freezer. Part tiled walls. Space for washing machine and slimline dishwasher. Cupboard housing the

homes central heating boiler. Radiator. Wood laminate flooring. Levelled ceiling with spotlights. West aspect double glazed windows and French doors to the rear garden.

### First Floor Landing

2.41m x 1.85m (7'11 x 6'1)

Built in linen cupboard. Textured ceiling with access to loft space. Doors to all first floor rooms.

### Bedroom One

3.02m x 3.02m (9'11 x 9'11)

West aspect double glazed windows. Built in double wardrobe. Radiator. Textured ceiling.

### Bedroom Two

3.18m x 2.72m (10'5 x 8'11)

East aspect double glazed windows. Radiator. Textured ceiling.

### Bedroom Three

2.26m x 1.85m (7'5 x 6'1)

East aspect double glazed window. Radiator. Textured ceiling.

### Bathroom/W.C

2.01m x 1.68m (6'7 x 5'6)

Fitted suite comprising of a panelled bath with mixer taps and having shower head, shower attachment and shower screen over. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Chrome ladder design radiator. Levelled ceiling. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn with flower and shrub borders and a pathway to the home's front door.

#### Rear Garden

Enclosed and West facing with the first area of garden being paved to the rear and width of the home and offering space for garden table and chairs. The majority of garden is then laid to lawn with flower and shrub borders and a pathway to a wooden storage shed and access to the garage.

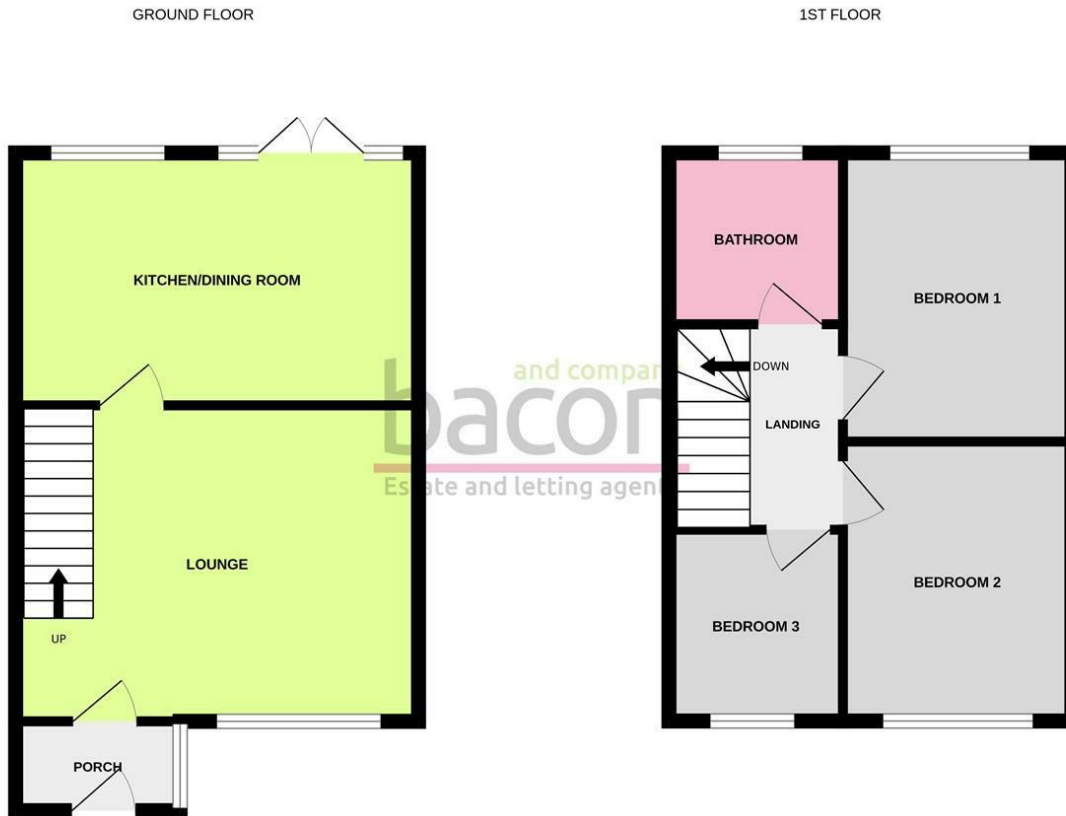
#### Garage

Accessed via a rear service road. Brick built. Up and over door. Personal door to rear garden.

#### Council Tax

Council Tax Band C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(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	

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