

It's all in the details...



12 Colebrook Close

Worthing, West Sussex, BN11 2LA

£389,950

- Semi Detached House
- Two Reception Rooms
- Conservatory
- Three Bedrooms
- Ground Floor Cloakroom
- Attractive Westerly Facing Garden
- Workshop with power and lighting
- Off road parking
- GFCH. Double glazing
- Convenient location for hospital, town centre, seafront, buses and railway station.

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Step Inside

A private driveway leads to the front door which opens to the Entrance Hall. There is a modern ground floor cloakroom/WC. The lounge is bay fronted and has sliding doors opening to the separate dining room. There is a conservatory that has an attractive outlook over the rear garden. The kitchen is fitted with a range of units and has space for appliances as well as a shelved pantry providing a wealth of storage. Stairs rise to the light and spacious first floor landing where the 3 good size bedrooms are found as well as a refitted modern shower room/WC with a large double walk in shower, wash basin and toilet. The property has gas fired central heating and double glazing. Internal viewing is highly recommended.

Step Outside

The gardens are a particular feature of the property. The front is laid to paving with raised flowering borders and is paved to provide off road vehicle parking. The rear garden has been attractively laid to lawn with flowering and shrub borders, There is a patio area, water feature and a workshop which offers storage space along with power and lighting.

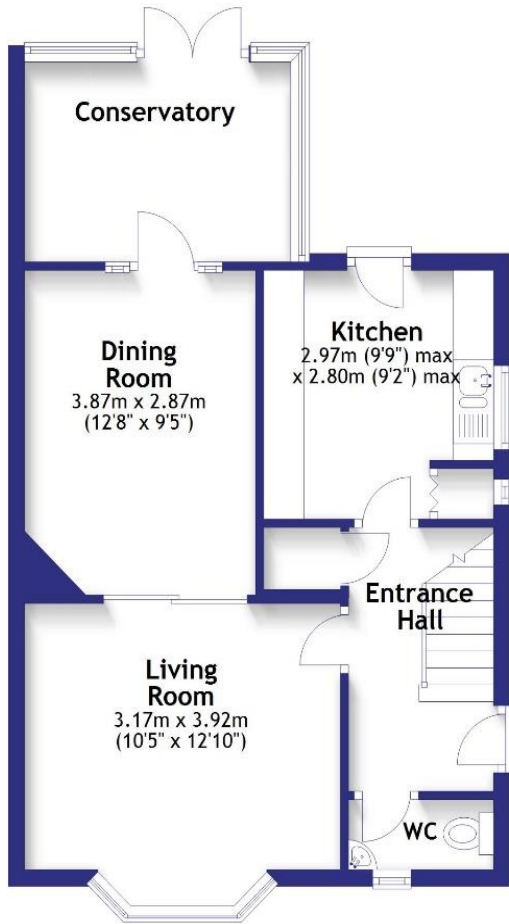
In your local area...

Colebrook Close is a quiet residential cul de sac in East Worthing and is within easy reach of schools for all age groups. The property is situated within ½ a mile of the seafront and promenade. Splashpoint leisure centre, the Dome cinema as well as the town centres shopping, dining and leisure facilities are all within easy reach. There are train services to London and Brighton from both Worthing and East Worthing stations whilst the 700 coastline bus service passes nearby and offers a range of destinations throughout the South coast. By car the A27 and A24 are both easily accessible offering access to all surrounding areas and beyond.



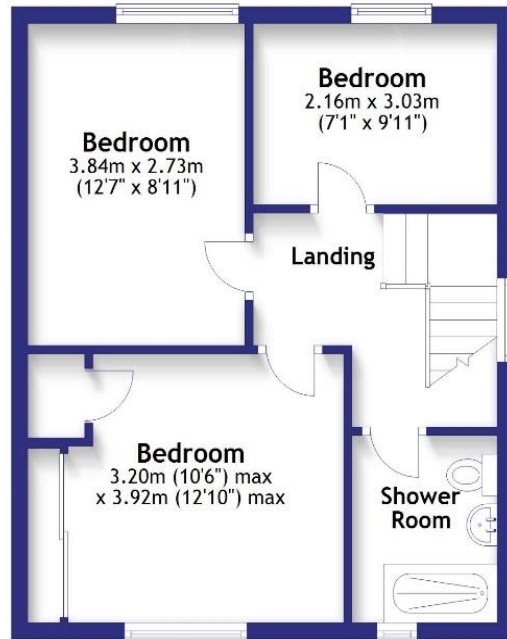
Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 91.6 sq. metres (985.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band C

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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