



12 Cotswold Road, Worthing – BN13 2LA

£325,000 £325,000 Guide Price | Freehold

Well-presented three-bedroom family home in the popular Durrington area • Ideal purchase for first-time buyers, growing families, or investors • Spacious open-plan living room/diner ideal for family living and entertaining • Updated modern kitchen with access to a bright sun/garden room • Fantastic rear garden offering excellent outdoor space • Main family bathroom plus the added benefit of a separate WC • Garage in a compound • Conveniently located within local school catchment areas and close to shops and amenities



This well-presented three-bedroom family home in the popular Durrington area offers generous and versatile living space, ideal for modern family life. The property features a spacious open-plan living room/diner, perfect for both relaxing and entertaining, alongside an updated modern kitchen that flows seamlessly into a bright sun/garden room, creating a wonderful additional living area overlooking the garden.

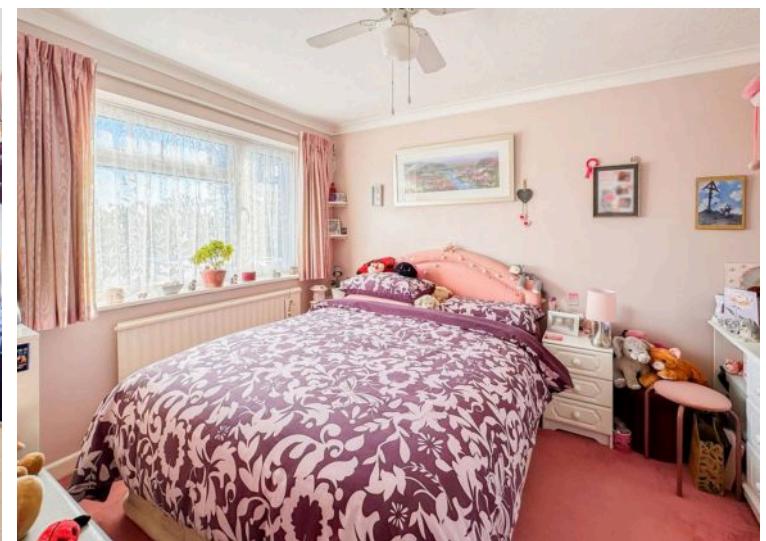
Outside, the fantastic garden provides ample space for outdoor enjoyment, while inside the home benefits from a main bathroom and a separate WC for added convenience. There is a garage located in a compound for additional storage. Viewing is highly recommended to fully appreciate all this property has to offer. An ideal first-time buy, next step home, or investment opportunity, the property is conveniently located within local school catchment areas and close to shops, amenities, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Living Room/Dining Room**

24' 5" x 12' 6" (7.44m x 3.81m)

Kitchen

8' 5" x 8' 4" (2.57m x 2.54m)

Bedroom

12' 10" x 10' 1" (3.91m x 3.07m)

Bedroom

11' 4" x 10' 1" (3.45m x 3.07m)

Bedroom

9' 7" x 6' 10" (2.92m x 2.08m)

Bathroom



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding.