



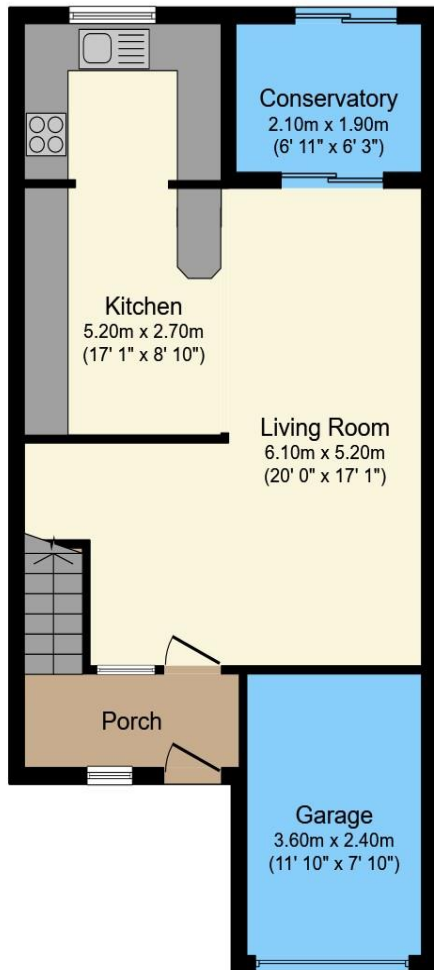
Brisbane Close, WORTHING BN13 3HJ

welcome to

Brisbane Close, WORTHING

Fox and Sons are delighted to bring to market this semi-detached property. In brief comprising of an open living/dining and kitchen, conservatory, three bedrooms and bathroom. Externally there is a summerhouse, garage and off road parking.

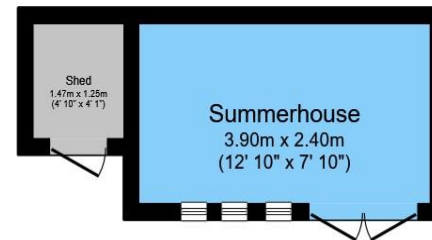




Ground Floor



First Floor



Outbuilding

Total floor area 107.2 sq.m. (1,154 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

Open Plan Living/dining Room

20' max x 17' 1" max (6.10m max x 5.21m max)

Kitchen

17' 1" max x 8' 10" (5.21m max x 2.69m)

Conservatory

6' 11" x 6' 3" (2.11m x 1.91m)

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom Three

7' 10" x 7' 3" (2.39m x 2.21m)

Bathroom

Summerhouse

12' 10" x 7' 10" (3.91m x 2.39m)

Garage

11' 10" x 7' 10" (3.61m x 2.39m)

welcome to

Brisbane Close, WORTHING

- SEMI DETACHED FAMILY HOME
- EXCELLENT DECORATIVE ORDER
- OPEN PLAN LIVING
- MODERN KITCHEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

£350,000



view this property online fox-and-sons.co.uk/Property/WWO106523

Please note the marker reflects the postcode not the actual property



Property Ref:
WWO106523 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01903 503906



WestWorthing@fox-and-sons.co.uk



21C Goring Road, Goring-By-Sea, WORTHING,
West Sussex, BN12 4AP



fox-and-sons.co.uk