



Cedar Close, Worthing, BN13 2JA

Offers Over **£325,000**



Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- End of Terrace House
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen
- Modern Bathroom
- West Facing Rear Garden
- Garage
- Off Road Parking
- Well Presented
- Walking Distance to Shops

A well presented family home offering three bedrooms, spacious lounge/diner and modern kitchen and bathroom. The property benefits from off road parking, garage and West facing garden.





This well-presented three-bedroom end of terrace property is ideal for families or first-time buyers. The ground floor features a spacious lounge/diner with dual aspect windows, allowing plenty of natural light throughout the day. Adjacent is a modern fitted kitchen offering a good range of cupboards, built-in appliances, and space for a washing machine.

To the rear, there's a lean-to/sunroom that offers great potential — perfect as a second reception room, home office, or even a conservatory with some finishing touches.

Upstairs, you'll find three bedrooms, all with built-in storage. The family bathroom is a generous size and includes a modern white suite comprising a large panelled bath with shower over, wash basin, and WC set within a contemporary unit that provides additional storage.

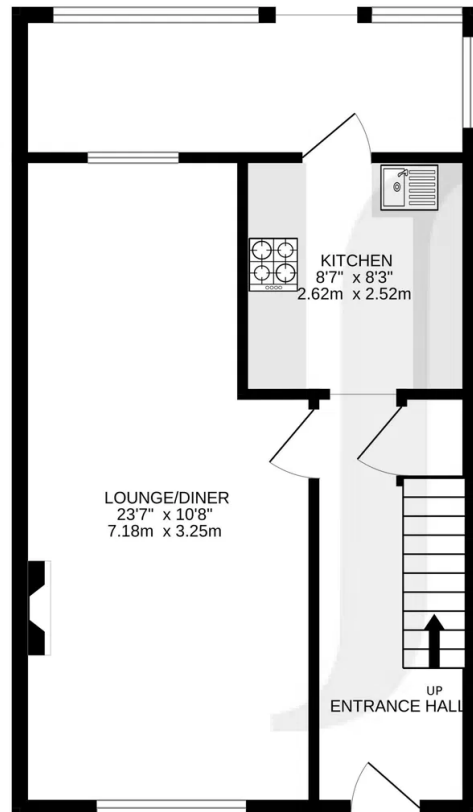
Outside, the property boasts a low-maintenance rear garden with a popular west-facing aspect, ideal for afternoon and evening sun. A garden gate provides direct access to a nearby garage compound. The front garden offers the added bonus of off-road parking — a rare feature for the road.

Situated

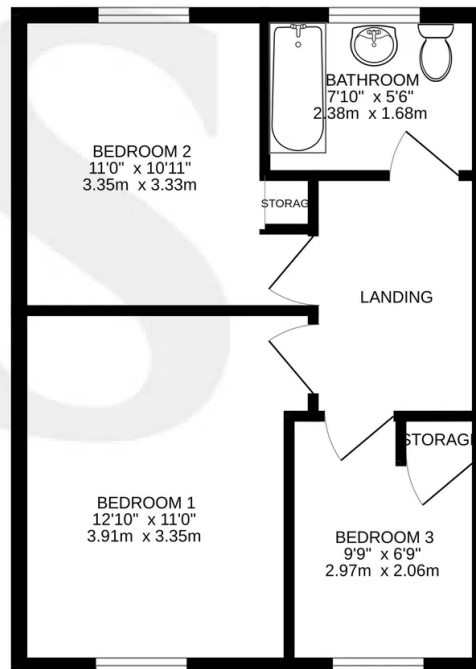
In the popular Salvington area of Worthing, local shops and amenities can be found on Salvington Road and local schools nearby. Buses run nearby and local railway station is approximately 1.2 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away.



GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC