



Offers In Excess Of  
**£350,000**  
Freehold

## Rampion Close, Worthing

- End-Of-Terrace House
- Three Bedroom
- Modern Kitchen
- Spacious Rear Garden
- Downstairs WC
- EPC Rating - B
- Off-Road Parking
- Council Tax Band - D

We are delighted to offer to market this beautifully presented end-of-terrace family home ideally situated in this popular West Durrington development close to the supermarket, local schools, parks and easy access to the A27. Accommodation offers entrance hall, lounge/kitchen/diner and downstairs WC. Upstairs are three bedrooms including a master bedroom with en-suite shower room and built in wardrobe and a further family bathroom. Other benefits include a good sized rear garden and two allocated parking spaces.

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## Accommodation

Off-road parking.

### Entrance Hallway

Double glazed door. Radiator.

### Lounge/Kitchen/ Diner 26'8" x 15'1" (8.14 x 4.62)

Soft closing white wall, base and draw units. One and a half bowl drainer, basin and multi-functional tap. Boiler cupboard. Integrated dishwasher, fridge/ freezer and washing machine. Integrated electric oven. Four ring gas burner and overhead extractor. Under stair cupboard housing fuse board. Dual aspect windows. Double glazed French doors to rear garden with integrated blinds. Three radiators.

### Downstairs WC

Low level flush WC. Double glazed frosted window. Wash hand basin and pedestal. Radiator.

### Landing

Loft access.

### Bedroom One 12'5" x 9'9" (3.81 x 2.99)

Double glazed window. Radiator. Built in wardrobes with hanging rail and shelves. Door to

### En-Suite 6'3" x 4'8" (1.92 x 1.43)

Shower cubicle with wall mounted shower. Low level flush WC. Wash hand basin and vanity unit. Radiator. Part tiled. Extractor fan. Double glazed frosted window.

### Bedroom Two 10'0" x 8'5" (3.06 x 2.59)

Double glazed window. Radiator.

### Bedroom Three 10'1" x 6'1" (3.09 x 1.87)

Double glazed window. Radiator.

### Bathroom 6'5" x 5'10" (1.97 x 1.80)

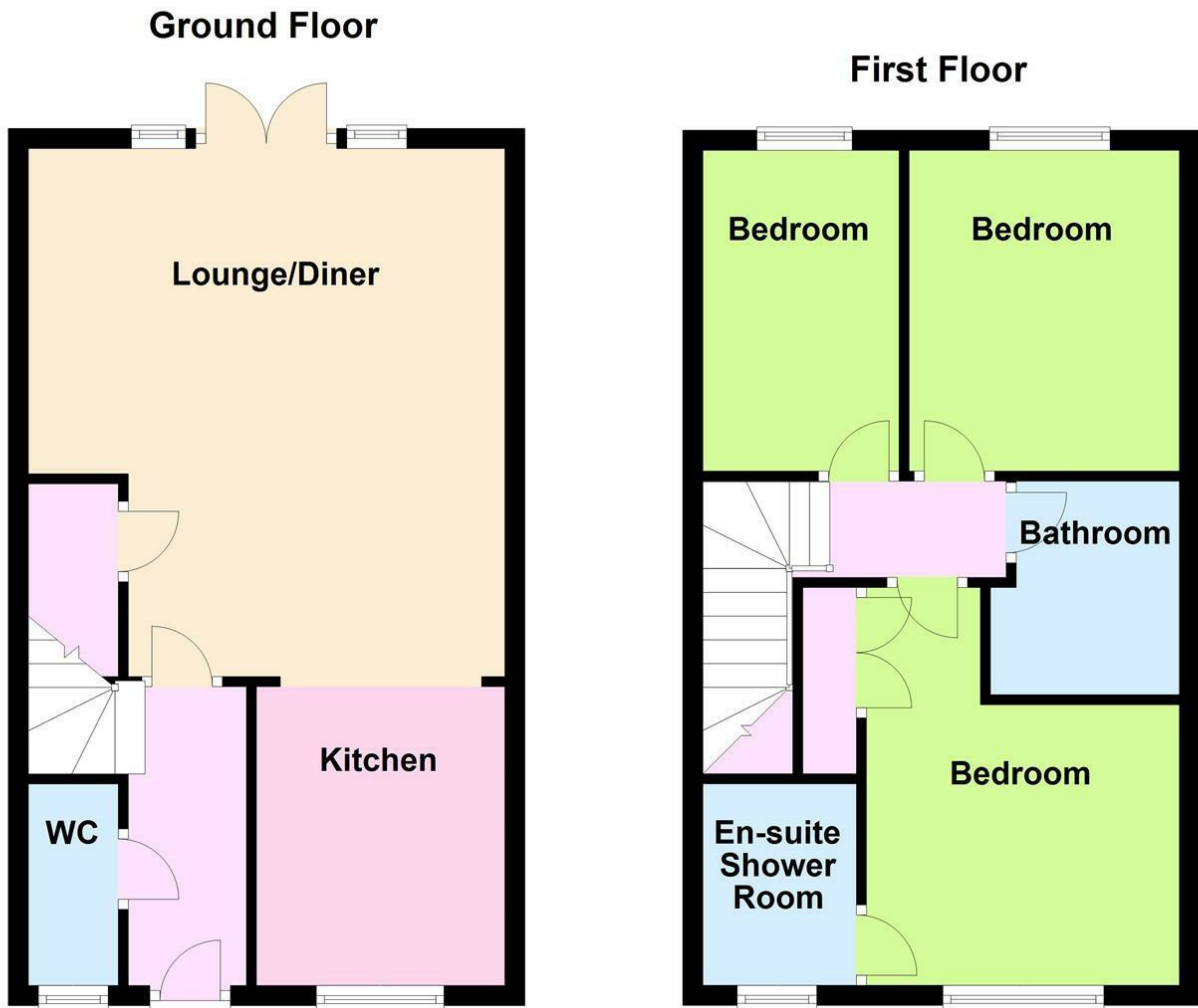
Double glazed frosted window. Part tiled. Extractor fan. Low level flush WC. Basin and pedestal. Wall mounted heated towel rail. Double ended bath with shower screen and wall mounted shower. Spotlights.

### Garden

Patio. Lawn. Timber built shed. Single plants and borders.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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