



Canterbury Court, Worthing

Offers Over
£400,000
Freehold

- Terraced Family Home
- Large Westerly Aspect Conservatory
- Spacious Living room
- Cul-De-Sac Location
- Three Bedrooms
- Low-Maintenance Rear Garden
- EPC Rating - D
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented terraced family home, situated in the heart of Tarring, close to local shopping facilities, parks, schools, bus routes, and the mainline station. Accommodation comprises an entrance hallway, a spacious living room, a dining room, and a kitchen. Upstairs, there are two spacious bedrooms, a single bedroom, and a family bathroom. Other benefits include a large westerly aspect conservatory, a westerly aspect low-maintenance rear garden, and a decorative front garden ideal for off-road parking.

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Accommodation

Composite front door with frosted stained glass window to:

Hallway

Radiator. Double glazed frosted window. Picture rail. Dimmer switched. Down lights. Understairs storage cupboard. Wall mounted boiler controls.

Living Room 14'1 x 11'8 (4.29m x 3.56m)

Double glazed window to front. Radiator. Down lights. Wall light points. Picture rail. TV point. Folding doors to:

Dining Room 11'7 x 10'1 (3.53m x 3.07m)

Picture rail. Tiled fire surround. Through way to:

Conservatory 16' x 10'1 (4.88m x 3.07m)

Westerly aspect. Two radiators. Side double glazed window. Double glazed patio doors to rear garden.

Kitchen 11'6 x 7'3 (3.51m x 2.21m)

Range of high gloss base and wall units. Wood effect working surfaces incorporating a one and a half bowl black sink with mixer tap. Five ring hot point gas hob with extractor fan over. Integrated microwave. Double oven. Hot point coffee machine. Integrated fridge/freezer. Hot point dishwasher. Tiled floor and splashbacks.

First Floor Landing

Stairs leading up. Loft hatch. Door to:

Bedroom One 14'0 x 9'8 (4.27m x 2.95m)

Double glazed window. Radiator. Coving. Down lights. Picture rail. Dimmer switch. Range of recess wardrobes with hanging and shelf.

Bedroom Two 11'9 x 11' (3.58m x 3.35m)

Double glazed window with westerly aspect and view of rear garden. Radiator. Coving. Picture rail. Tiled fire surround.

Bedroom Three 8'5 x 6'6 (2.57m x 1.98m)

Double glazed window. Radiator. Coving. Picture rail.

Bathroom

Panel enclosed bath with mixer tap. Fitted over bath shower with screen. Rainfall head and separate attachment. Basin set in a vanity unit with mixer tap. Concealed system low level flush WC. Down lights. Tiled walls. Frosted double glazed window. Heated towel rail. Airing cupboard with hanging and slatted shelf.

Garden

Westerly aspect. Fence enclosed. Low maintenance gravel. Gate for rear access.

Front Garden

Decorative gravel perfect for an off-road parking area for multiple cars. (please note drop curb approval would need to be granted from the council).

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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