



Offers Over
£300,000
Freehold

Edmonton Road, Worthing

- Semi-Detached Family Home
- Three Bedrooms
- Off-Road Parking
- CHAIN FREE
- Spacious Lounge/Dining Room
- South Facing Garden
- Ideal Investment Property
- EPC Rating - C

We are delighted to offer to the market this three-bedroom semi-detached family home ideally situated in this favoured Durrington location close to local shopping facilities, parks, schools, bus routes, the mainline station, and easy access to both the A27 and A24 nearby. Accommodation comprises a porch, a spacious lounge/dining room, a kitchen, three bedrooms and a family bathroom. Other benefits include an enclosed south facing rear garden, off-road parking for multiple vehicles, and being CHAIN FREE.

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Accommodation

Front Garden

Off-road parking. Lawn area. Side access.

Porch

Double glazed windows and door to:

Lounge/Dining Room 24'9" x 14'4" (7.56 x 4.37)

Triple aspect double glazed windows. Double glazed French doors to a south facing garden. Understairs storage. Radiators.

Kitchen 11'1" x 7'1" (3.40 x 2.18)

Roll top working surface incorporating a basin and drainer. Space for white goods. Tiled floor. Base, draw, and wall units. Oven. Boiler. Dual aspect double glazed windows. Double glazed door to back garden.

Landing

Loft hatch. Frosted double glazed window.

Bathroom

Bath with shower attachment over. Wash hand basin and pedestal. Low level flush WC. Double glazed frosted window. Tiled splashback. Radiator.

Bedroom One 15'8" x 8'2" (4.79 x 2.50)

Storage cupboard with shelving. Wardrobe space. Double glazed window. Radiator.

Bedroom Two 9'3" x 8'2" (2.83 x 2.51)

Double glazed window. Radiator.

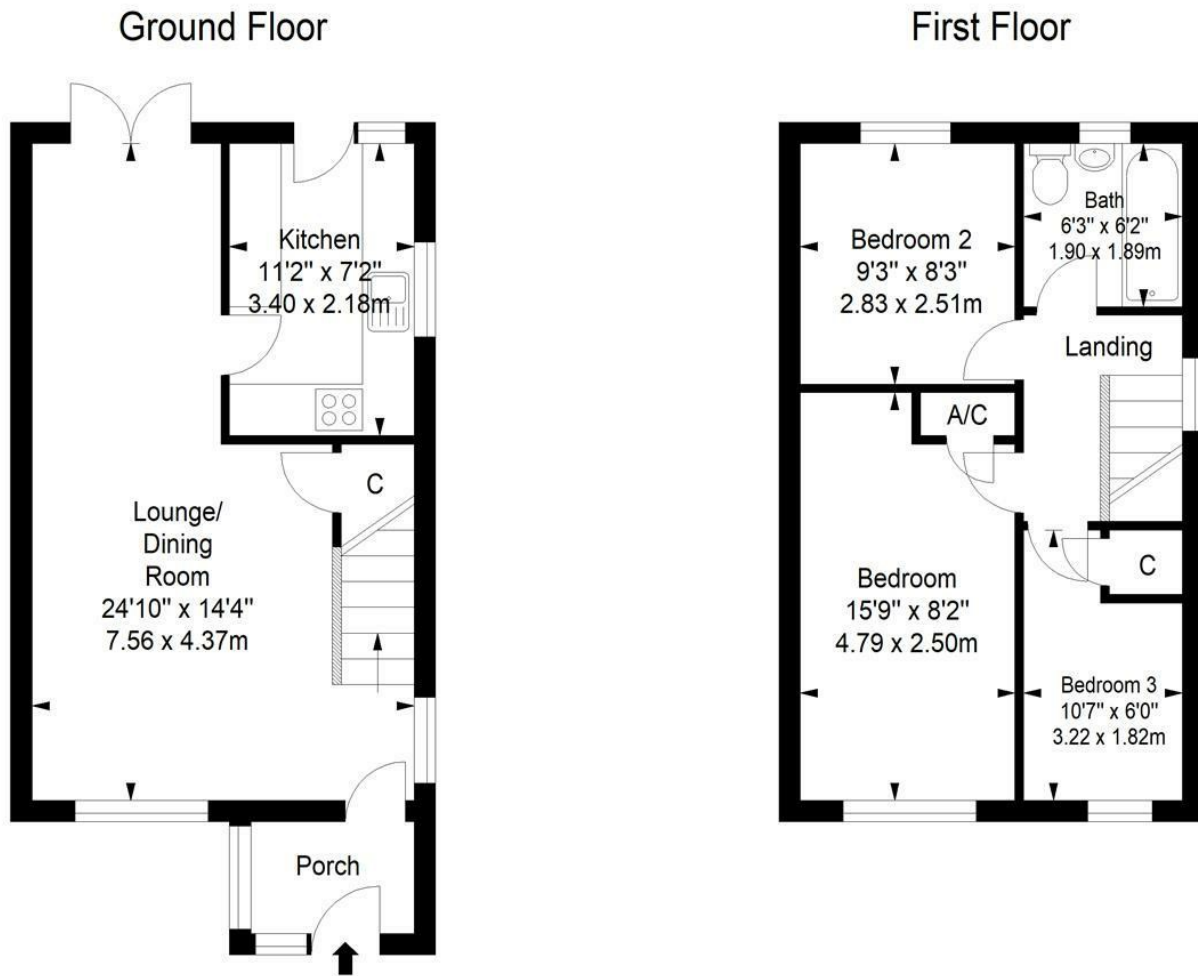
Bedroom Three 10'6" x 5'11" (3.22 x 1.82)

Double glazed window. Radiator. Overstairs storage.

Garden

South facing garden with a patio leading to the lawn area which has a decking area to the rear.





Approximate gross internal floor area 71.0 sq m/ 764.3 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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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