



## Teasel Drive, Worthing



Offers Over  
£350,000  
Freehold

- Semi-Detached Family Home
- Spacious Living Room
- Ample Off-Road Parking
- Landscaped Rear Garden
- Three Bedrooms
- Modern Kitchen/Diner
- Council Tax Band - C
- EPC Rating - B

We are delighted to offer to the market this beautifully presented three-bedroom semi-detached family home in this ideal Durrington location close to schools, supermarkets, parks, David Lloyd gym, and bus routes all nearby. Accommodation comprises an entrance hallway, a spacious living room, a modern kitchen/diner, and a downstairs WC. Upstairs, there are three bedrooms, one of which has an en-suite, and a family bathroom. Other benefits include a well-maintained, landscaped rear garden and ample off-road parking to the side and front.

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## Accommodation

Composite front door with double glazed frosted insert to:

### Entrance Hallway

Wall mounted shoe cupboard. Wall mounted radiator. Door to:

### Downstairs WC

Low level flush WC. Corner wash hand basin. Radiator, Tiled floor. Frosted double glazed window. Down lights.

### Living Room 14'4" x 12'0" (4.38 x 3.66)

Media point. Radiator. Double glazed windows with a westerly aspect and fitted shutters. Down lights. Understairs storage cupboard housing electric consumer unit. Door to:

### Kitchen/Diner 15'4" x 8'10" (4.68 x 2.71)

Range of white fronted base and wall units. Marble effect working surfaces incorporating a stainless steel one and a half bowl sink with a black flexible mixer tap. Fitted Electrolux double oven and Electrolux electric hob with extractor fan over. Integrated fridge/freezer. Down lights. Cupboard enclosed Ideal boiler. Double glazed window with view of rear garden. Space for breakfast table. Radiator. Double glazed double opening French doors to rear garden.

### First Floor Landing

Stairs leading up. Loft hatch. Cupboard with hanging and store shelf. Door to:

### Bedroom One 11'10" x 9'6" (3.62 x 2.91)

Double glazed window with westerly aspect and fitted shutters. Radiators. Down lights. Wall mounted heating thermostat control. Further deep storage cupboard with shelves. Door to:

### En-Suite

Fitted corner shower cubicle with rainfall head and separate attachment. Pedestal wash hand basin with a mixer tap. Low level flush WC. Heated towel rail. Frosted double glazed window. Down lights.

### Bedroom Two 9'2" x 7'6" (2.80 x 2.31)

Double glazed window with view of rear garden with fitted shutters. Radiator. Down lights. Wall mounted hanging rail.

### Bedroom Three 7'7" x 6'0" (2.33 x 1.83)

Double glazed window with fitted shutters. Down lights. Radiator.

### Bathroom

Panel enclosed bath with a mixer tap. Fitted over-bath Mira shower with shower attachment and glass shower screen. Pedestal wash hand basin with mixer tap. Low level flush WC. Attractive tiled walls. Frosted double glazed windows. Heated towel rail. Down lights.

### Garden

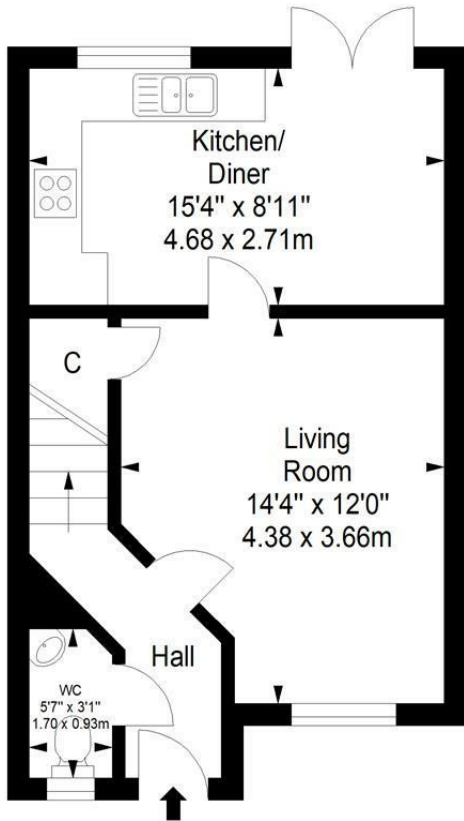
Flag stone laid patio. Artificially laid lawn. Wall enclosed further barbecue area with space for seating and table. Timber built shed. gate for side access to parking.

### Front garden

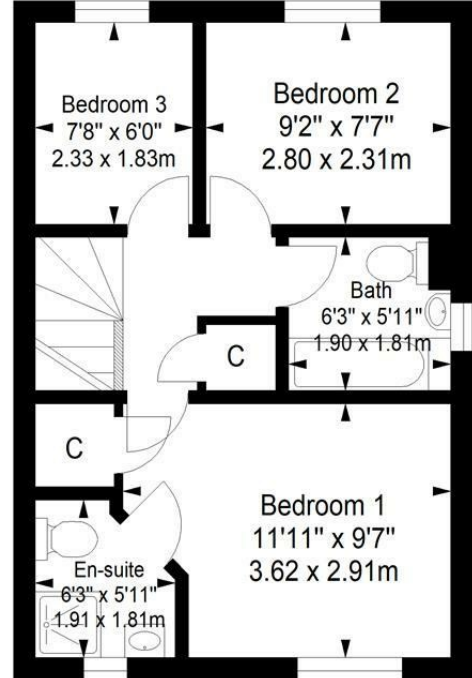
Formal front garden with a wall planter and decorative pebbling.



Ground Floor



First Floor



Approximate gross internal floor area 70.7 sq m/ 761.0 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</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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