



Offers In Excess Of
£350,000
 Freehold

Vancouver Road, Worthing

- Semi-Detached House
- Three Bedrooms
- Modern Kitchen/Diner
- Spacious Living Room
- Refitted Shower Room
- Well-Maintained garden
- Ample Off-Road Parking
- Council Tax Band - C
- Garage
- EPC Rating - C

We are delighted to offer to the market this beautiful three-bedroom semi-detached family home ideally situated in this favoured Durrington location close to local schools, supermarkets, parks, David Lloyd gym, bus routes, and having easy access to both the A27 and A24 nearby. Accommodation comprises a spacious south facing living room and a new modern open-plan kitchen/diner. Upstairs, there are three bedroom and a beautiful refitted shower room. Other benefits include a well-maintained rear garden, a driveway providing ample off-road parking, and a garage.

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**Robert
 Luff & Co**
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Accommodation

Composite double glazed multi lock front door leading to:

Entrance Hallway

Radiator. Coving. Double opening glazed doors through to:

Living Room 13'7" x 12'7" (4.16 x 3.84)

South facing. Coving. Radiator. Double glazed windows to front. Understairs storage cupboard. Through way to:

Kitchen/Diner 15'7" x 10'5" (4.77 x 3.18)

Attractive refitted kitchen with grey fronted base and wall units. Marble effect worktops incorporating a contemporary black sink with mixer tap. Four ring gas 'Bosch' hob with extractor fan over. Fitted electric double oven. Space and plumbing for washing machine and dishwasher. Metro brick tiled splashback. Dual aspect double glazing. Radiator. Space for fridge/freezer. Coving. Double glazed door to rear garden.

First Floor Landing

Stairs leading up./ Double glazed window. Coving. Loft hatch. HIVE central heating control. Door to:

Bedroom One 13'0" x 8'6" (3.97 x 2.60)

Double glazed south facing window. Radiator. Part mirror fronted wardrobe with hanging and shelf.

Bedroom Two 9'1" x 9'1" (2.79 x 2.77)

Radiator. Double glazed window. Cupboard with shelving and storage space.

Bedroom Three 9'4" x 6'9" (2.87 x 2.06)

Double glazed window. Coving. Wardrobe with hanging.

Bathroom

Frosted double glazed window. Fitted corner shower cubicle with fitted shower, rainfall head and separate attachment. Basin set in a vanity unit with mixer tap. Low level flush WC. Tiled walls. Wall mounted vanity unit. Down lights. Extractor fan. Heated towel rail.

Garden

Patio area and lawn area. Sleeper enclosed gravel area. Timber built shed. Gate for side access leading to private drive.

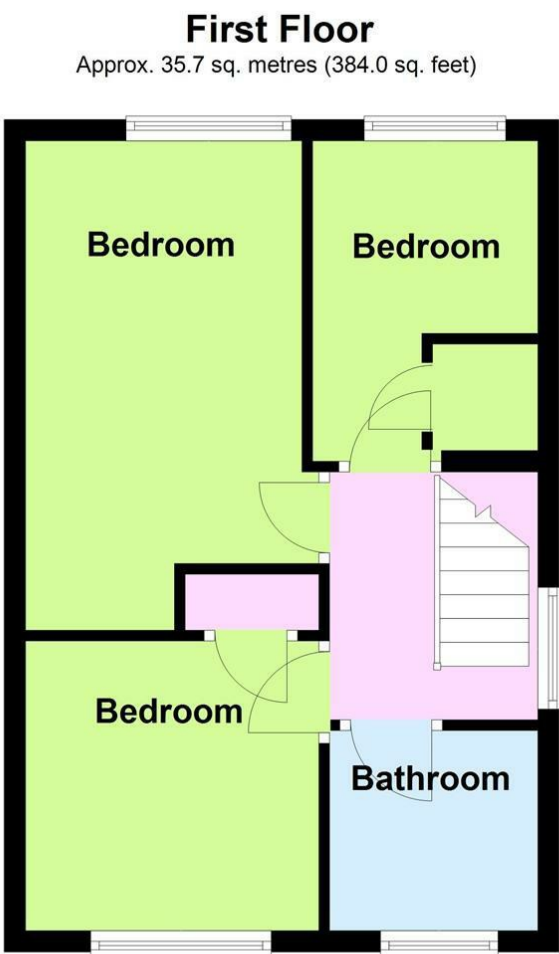
Driveway

Decorative gravel path with lawn area and flower beds. Driveway providing ample off-road parking. Drive leading to:

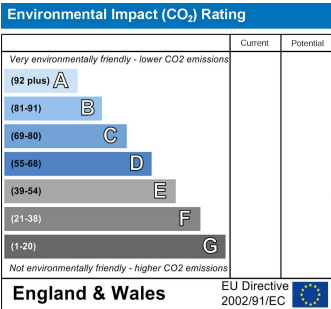
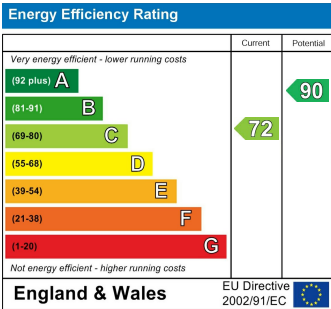
Garage

Up and over door. Power and light.





Total area: approx. 71.3 sq. metres (768.0 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.