

£425,000

Amelia Crescent

Worthing, BN11 4EB



## PROPERTY SUMMARY

We are delighted to bring to the market this modern three story town house property which benefits from a private off road parking area plus integral garage with electric up and over door.

Upon entering the property you have internal access to the garage which has power and lighting, plenty of room for storage and a vehicle. Downstairs W/C, utility room and the third bedroom/office leads out to the courtyard garden.

On the first floor you have a spacious reception room, ideal for entertaining guests or simply relaxing with your family and a good size kitchen with built-in appliances.

The top floor boasts two good sized bedrooms with the main bedroom having an en-suite shower room. Plenty of built in storage in both rooms and a separate bathroom.

Built in 2003, this three-story house exudes contemporary charm located close to the town centre and train station, this property provides easy access to all amenities and transportation links, making it a convenient choice for those who value both comfort and accessibility.

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LOCAL AUTHORITY

TENURE

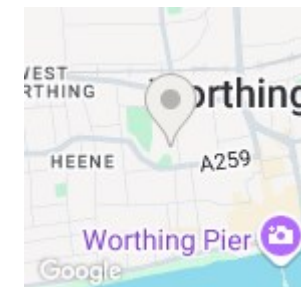
Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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