



8 Taw Close, Worthing, BN13 3PQ

Price £325,000



A spacious three bedroom end of terrace house with west aspect rear garden, private drive and GARAGE. Located in Durrington within close proximity to local shops, schools and bus services. The accommodation briefly comprises, entrance hall, lounge / dining room and kitchen. To the first floor there are three bedrooms and wet room/Wc. Externally there is a WEST ASPECT REAR GARDEN, private driveway and GARAGE.

- End Terrace House
- Three Bedrooms
- Private Driveway
- West Aspect Rear Garden
- Lounge / Dining Room
- Garage
- Must See
- Durrington





Double glazed front door opening to

Entrance Hall

Part glazed double doors opening to the lounge/dining room. Personal door into the garage. Built in cupboard housing electric and gas meters. Staircase rising to the first floor.

Lounge / Dining Room

6.06 x 4.27 narrows to 3.01 (19'10" x 14'0" narrows to 9'10")

Double glazed sliding doors opening to the rear garden. Radiator. Understairs cupboard. Laminate floor.

Kitchen

2.93 x 2.16 (9'7" x 7'1")

Work surfaces with one and half sink unit. Painted base and wall cupboards. Space for cooker, washing machine and fridge/freezer. Double glazed window. Wall mounted boiler.

First Floor Landing

Access hatch to loft. Shelled cupboard.

Bedroom One

3.90 x 3.11 max narrows to 2.39 (12'9" x 10'2" max narrows to 7'10")

Double glazed window. Radiator.

Bedroom Two

3.32 x 3.21 (10'10" x 10'6")

Double glazed window. Radiator. Built in wardrobes with sliding mirror doors.

Bedroom Three

2.79 x 2.20 (9'1" x 7'2")

Double glazed window. Radiator

Wet Room/Wc

Wall mounted shower and controls, wash hand basin and low level flush Wc. Part tiled walls. Double glazed obscure glass window. Radiator.

West Aspect Rear Garden

Laid to lawn with patio nearer the house and concrete pathway. Enclosed by fence.

Private Driveway

Block paved providing off road parking and leading to the garage.

Garage

With personal door into hall.

Required Information

Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

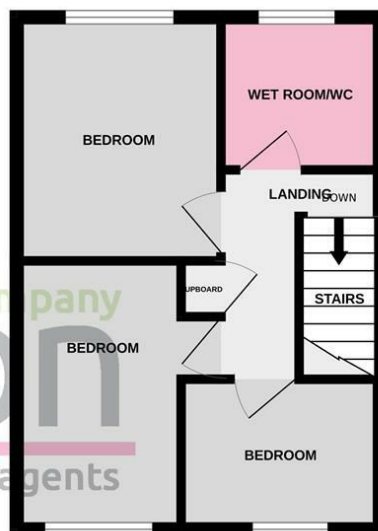
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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