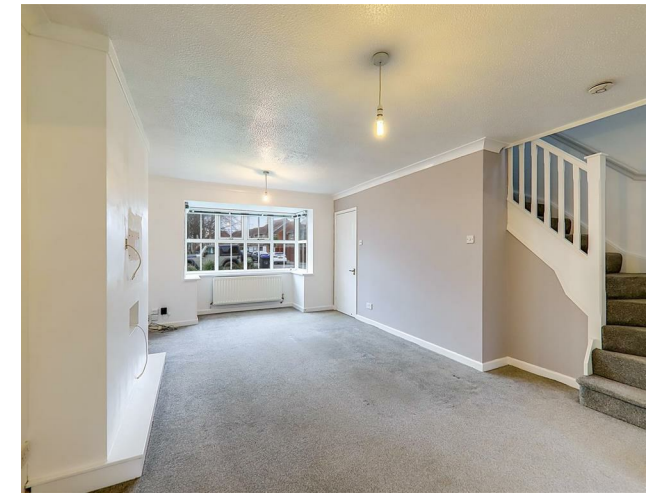




33 Cypress Avenue, Worthing, BN13 3PS  
Guide Price £399,950

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A three bedroom link detached house forming part of the Highdown Copse development in Durrington, Worthing. The accommodation consists of a covered porch, reception hall, open plan lounge and dining room, kitchen, ground floor cloakroom, first floor landing, three bedrooms, bathroom/w.c, loft, private driveway, garage, front and rear gardens.

- Link Detached House
- Three Bedrooms
- Fitted Kitchen & Bathroom
- Ground Floor Cloakroom
- Double Glazed Windows
- Gas Central Heating
- Driveway & Garage
- No Onward Chain





### Covered Porch

With private double glazed front door to the reception hall.

### Reception Hall

1.55m x 1.22m (5'1 x 4'0)

Radiator. Tile effect laminate flooring. Coved and textured ceiling. Doors to family room, cloakroom and lounge.

### Lounge

5.08m plus bay x 3.40m (16'8 plus bay x 11'2)

Front elevation double glazed bay window. Radiator. Central heating thermostat. Coved and textured ceiling. Staircase to first floor landing. Opening to dining room

### Dining Room

3.15m x 2.79m (10'4 x 9'2)

Rear elevation double glazed sliding doors to the rear garden. Two radiators. Coved and textured ceiling.

### Kitchen

3.96m x 3.40m max (13'0 x 11'2 max)

Paula Rosa fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset five ring hob with extractor hood over and fitted oven and grill below.

Space for further appliances. Part tiled walls. Tile effect flooring. Wall mounted central heating boiler. Coved and textured ceiling. Rear elevation double glazed window and door to rear garden.

### Ground Floor Cloakroom

1.57m x 1.22m (5'2 x 4'0)

Push button w.c. Wall mounted wash hand basin with tiled splashback. Radiator. Coved and textured ceiling.

### First Floor Landing

2.79m x 1.98m (9'2 x 6'6)

Side elevation double glazed window. Built in airing cupboard. Coved and textured ceiling with access to loft space. Doors to all first floor rooms.

### Bedroom One

4.04m x 2.64m (13'3 x 8'8)

Front elevation double glazed windows. Radiator. Coved and textured ceiling.

### Bedroom Two

3.20m x 2.64m (10'6 x 8'8)

Rear elevation double glazed window. Radiator. Part wood panelled wall. Coved and textured ceiling.

### Bedroom Three

2.79m x 1.98m (9'2 x 6'6)

Front elevation double glazed window. Radiator. Coved and textured ceiling.

### Bathroom/W.C

2.39m x 2.01m (7'10 x 6'7)

Fitted suite comprising of a shaped panelled bath with mixer taps and having shower unit and shower screen over. Pedestal wash hand basin. Push button w.c. Radiator. Part tiled walls. Electric shaver point. Tile effect flooring. Coved and textured ceiling. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn.

#### Rear Garden

Paved to the rear and width of the home with the majority of area being laid to lawn and enclosed by fence panelling. Two paved patio areas.

#### Private Driveway

Providing off street parking.

#### Garage

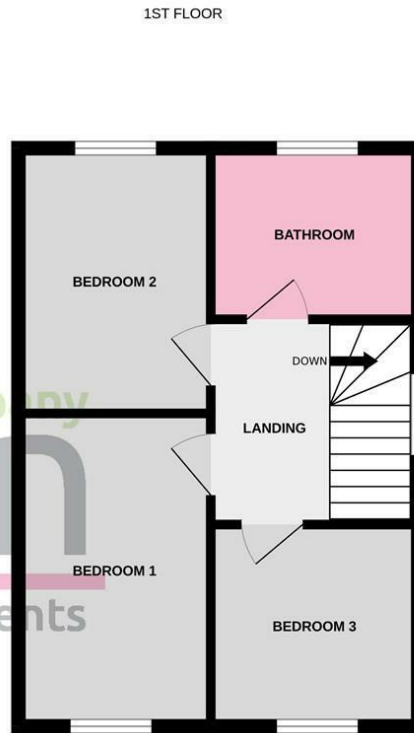
5.18 x 2.49 (16'11" x 8'2")

Accessed via an up and over door. Power and light. Trip switches. Pitched and tiled roof with storage space. Inner door to reception hall.

#### Council Tax

Council Tax Band D





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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