



Abingdon Walk, Worthing, BN13 2QL

£325,000



Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- End of Terrace House
- Three Bedrooms
- Spacious Lounge
- Fitted kitchen/dining room
- Ground Floor WC
- Upstairs Shower Room
- South Facing Rear Garden
- Brick Built Shed
- Shopping Facilities Nearby
- Close To Local Bus Routes

Jacobs Steel are delighted to bring to the market this well-presented end of terrace home. The property features three bedrooms, a generous lounge, a fitted kitchen/breakfast room, ground floor WC and a family bathroom. Further benefits include a private south-facing rear garden.





INTERNAL

The front door opens into a welcoming entrance hall providing access to all ground floor accommodation, including a useful storage cupboard, under-stairs storage and a convenient ground floor WC. The lounge enjoys a dual aspect, creating a light and airy feel, with French doors opening directly onto the south-facing rear garden. The kitchen/breakfast room is fitted with a range of wall and base units, an electric oven and hob, sink with drainer and integrated dishwasher, together with space for additional appliances. There is also ample room for a dining table and chairs, making it an ideal family space. The rear hallway provides further access to the garden, stairs rising to the first floor and an additional useful storage cupboard. To the first floor are three well-proportioned double bedrooms, with bedroom two benefiting from a built-in cupboard. The family bathroom comprises a walk-in shower, wash hand basin with storage below and WC. The landing also offers access to the airing cupboard and further storage space.

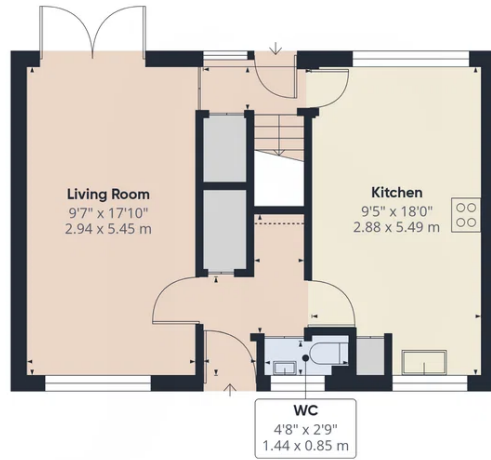
EXTERNAL

To the front of the property, a pathway leads to the front door, bordered by attractive grey slate shingle for ease of maintenance. The south-facing rear garden is mainly laid to lawn and complemented by a selection of mature shrubs, providing an ideal space for outdoor relaxation and entertaining. Further benefits include a useful brick-built shed and a rear gate providing access to a communal green and vehicular access.

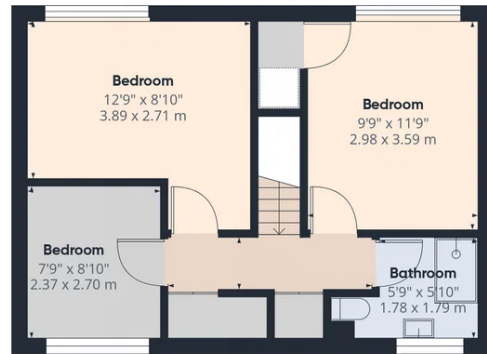
SITUATED

In a residential area of Durrington; the West Durrington Tesco site is approximately 0.5 miles and offers a pharmacy, Costa and eateries. Bus routes run along close by Columbia Drive and the house falls within the Hawthorns Primary School catchment and is within walking distance of Durrington High School that is approximately 0.7 miles away. The closest train station Durrington on Sea which is 1.3 miles away. The property is also only 0.16 miles away from Longcroft Park.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

864 ft²
80.2 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.