



Oakleigh Close, Worthing, BN11 2QQ
£375,000

Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Council Tax Band: C

- Mid Terraced House
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Well Presented Throughout
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Substantial Rear Garden
- Ample Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this well presented and spacious mid terraced home, situated close to local shops, amenities and mainline train station. The house boasts three bedrooms, separate living room, open plan kitchen/diner, contemporary bathroom suite with separate w/c, large rear garden, off road parking for multiple vehicles and sold with no ongoing chain.





We are delighted to offer for sale this well presented and spacious mid terraced home, situated close to local shops, amenities and mainline train station. The house boasts three bedrooms, separate living room, open plan kitchen/diner, contemporary bathroom suite with separate w/c, large rear garden, off road parking for multiple vehicles and sold with no ongoing chain.

Internal The covered front door opens into the welcoming entrance hall, with access to the living room and stairs rising to the first floor. The living room measures a generous 13'10" x 13'11" and benefits from facing south, transforming this into a light and airy room all year round. Situated to the rear of the house is the open plan kitchen/diner, comfortably fitting a large family sized dining table and boasting direct views onto the mature rear garden. The kitchen has been fitted with an array of white shaker style wall and floor mounted units and topped with oak effect worktops to create a smart contemporary finish. The first floor comprises of three double bedrooms, with the main located at the front of the house and offering built in wardrobes. The other two bedrooms can also fit large double beds alongside various other free standing furniture, both offering built in wardrobes. The contemporary bathroom suite has been fitted with a bath and hand wash basin with a w.c located separately.

External The front of the property has been cleverly designed to add kerb appeal but also convenience of off road parking. Half of the front garden has been laid with shingle, perfect for multiple plant pots and the rest of the front is a paved driveway offering off road parking for multiple vehicles. The substantial rear garden has been sectioned into multiple different areas of usage with the top and bottom of the garden paved to create two patio areas, creating the ideal space for an outdoor table and chairs. The rest of the garden has been laid to lawn with various planted shrubs lining the boundaries.

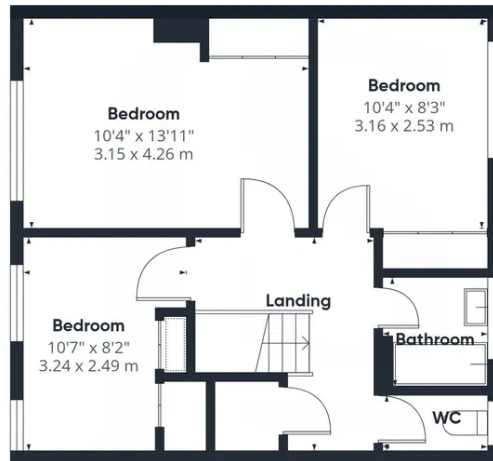
Situated Ideally situated within walking distance of local shops, amenities, and excellent transport links, this property enjoys a prime location in East Worthing. The seafront is just 700 metres away, offering easy access to coastal walks and leisure activities, while the local train station is also close by —perfect for commuters. A wide selection of restaurants, coffee shops, and bars are all within easy reach, providing a vibrant and convenient lifestyle.

Council Tax Band C





Ground Floor



Floor 1



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 69 | |
| (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 | |

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.