



24 Bridgnorth Close, Worthing, BN13 3QW  
Asking Price £300,000

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Three bedroom terrace house located in Bridgenorth Close. Accommodation in brief comprises: Entrance hall, lounge, fitted kitchen, conservatory, first floor landing, three bedrooms and a bathroom. Outside there are front and rear gardens and garage. Benefits include the home having double glazed windows throughout, gas central heating, cul-de-sac position. Local shops can be found nearby with a more comprehensive range of facilities available from Worthing Town Centre. Buses serve the area with the nearest train services available from Durrington railway station.

- Three Bedrooms
- Mid-Terrace House
- Lounge/Diner
- Separate Kitchen
- Conservatory
- Popular Durrington Location
- Garage
- CHIAN FREE





**Front door leading to;**

### **Entrance Hall**

Radiator. Vinyl flooring. Pendant light. Cupboard housing fuse board and electric meter. Stairs to first floor landing.

### **Kitchen**

2.62 x 2.50 (8'7" x 8'2")

Range of matching wall mounted and base cabinets with worktop above. Integrated eye level oven. Electric hob with canopy extractor fan above. Sink incorporating drainer. Double glazed window. Boiler. Space for freestanding fridge/freezer. Under counter space for white goods.

### **Open Plan Loung/Diner**

4.59 max x 4.30 (15'0" max x 14'1")

Generous sized room accommodating space for

both lounge and dining room furniture. Vinyl flooring. Two radiators. Pendant lights. Access to under stairs cupboard. Opening to;

### **Conservatory**

3.60 x 1.84 (11'9" x 6'0")

Glass roof conservatory. Radiator. Spotlight bar. French doors to garden.

### **Carpeted Stairs to;**

### **First Floor Landing**

Carpet. Access to loft hatch. Shelved cupboard housing hot water tank.

### **Bedroom One**

3.39 x 2.68 (11'1" x 8'9")

Double bedroom. Carpet. Pendant light. Radiator. Double glazed window. White panelled door.

### **Bedroom Two**

3.42 x 2.68 (11'2" x 8'9")

Double bedroom. Radiator. Carpet. Pendant light. Double glazed window overlooking the garden. White panelled door. Fitted wardrobe.

### **Bathroom**

P Shaped bath with riser rail shower above and glass shower screen. Pedestal wash hand basin. Close coupled WC. Heated towel rail. Obscure window.

### **Outside**

### **Garden**

Mainly laid to lawn with a patio area. Side access to garage via uPVC door and direct access to garage compound via gate.

### **Garage**

Up and over door. Power and light.

### **Parking**

Ample unallocated street parking available.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</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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