



29 Cambrian Way, Worthing, BN13 1FR
Asking Price £345,000



A well presented two bedroom, two bathroom semi-detached home located within the desirable Cissbury Chase development complete with two allocated parking spaces and a private rear garden. The accommodation comprises; entrance hall, a ground floor cloakroom, a contemporary fitted kitchen and a generous 19ft lounge/dining room. Upstairs, the property features a family bathroom, two well proportioned double bedrooms with bedroom one benefiting from a modern fitted ensuite shower room. Outside the rear garden is mostly laid to lawn complete with a patio seating area and garden shed. To the front of the property there is a well kept front garden and two allocated parking spaces.

- Semi Detached House
- Two Double Bedrooms
- Ground Floor WC
- Two Parking Spaces
- 19ft Open Plan Lounge/Diner
- Bathroom & En Suite
- Beautifully Presented
- Popular Cissbury Chase Development





Entrance

Double glazed UPVC front door opening to:

Entrance Hall

Wood effect laminate flooring. Levelled ceiling with spotlights. Cupboard housing gas boiler, fuse board and electricity meter. Radiator.

Ground Floor WC

1.57 x 0.88 (5'1" x 2'10")

Wash hand basin. Close coupled WC. Extractor fan. Checkerboard vinyl flooring. Obscure glass double glazed window. Pendant light.

Kitchen

2.97 x 1.93 (9'8" x 6'3")

Range of matching base and wall mounted units. Roll edge wood effect worktop above. Integrated oven/grill. Four ring gas hob with stainless steel splashback and canopy extractor fan above. Sink incorporating drainer and swan neck mixer tap. Filtered water tap. Integrated washing machine. Space for freestanding fridge freezer. Inset spotlights. Part tiled walls. Tiled floor. Double glazed window.

Lounge/Diner

5.92 x 4.09 (19'5" x 13'5")

Wood effect laminate flooring. Access to under stairs storage. Inset spotlights. Two radiators. Space for dining and lounge furniture.



Double glazed windows and French doors leading to garden. Stairs leading to;

First Floor Landing

Carpeted landing. Double glazed window. Access to loft hatch with pull down ladder. Pendant light.

Bedroom One

4.09 x 3.40 (13'5" x 11'1")

Double bedroom. Carpet. Double glazed window overlooking the rear garden. Radiator. Built in wardrobes. Access to cupboard above stairs housing hot water cylinder. Pendant light. Door to;

En-Suite/WC

1.90 x 1.64 (6'2" x 5'4")

Close coupled WC. Step in shower cubicle with folding glass door, wall mounted controls with shower on riser rail. Wash hand basin with with stainless steel mixer tap. Radiator. Checkerboard vinyl flooring. Dome light. Extraction fan.

Bedroom Two

4.09 x 2.51 (13'5" x 8'2")

Double bedroom. Carpet. Radiator. Two double glazed windows.



Bathroom/WC

1.88 x 1.64 (6'2" x 5'4")

Wash hand basin. Close coupled WC. Radiator. Part tiled walls. Bath with riser rail shower attachment. Glass shower screen. Checkerboard vinyl flooring. Extractor fan.

Rear Garden

10.67m x 7.01m (35 x 23)

The property benefits from a generously sized garden plot, notable larger than many others on the development. Mostly laid to lawn with patio seating area. Raised sleeper flower beds. Path leading to storage shed. Side gate access to front of property. Outside tap. Outside light.

Front Garden

Shingled area with bench.

Parking

Situated to the front and side of the property (spaces 198)

Required Information

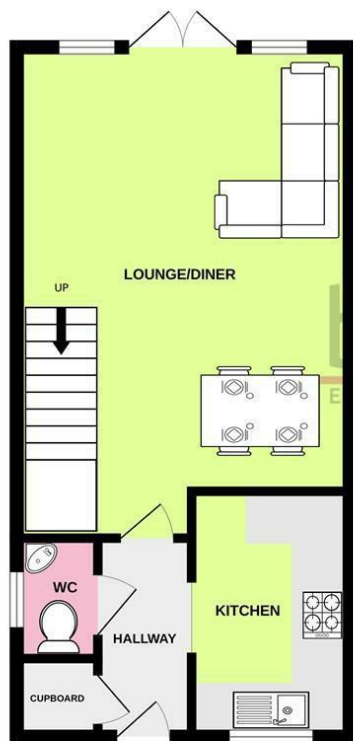
Estate Management Charge: TBC

Council tax band: C

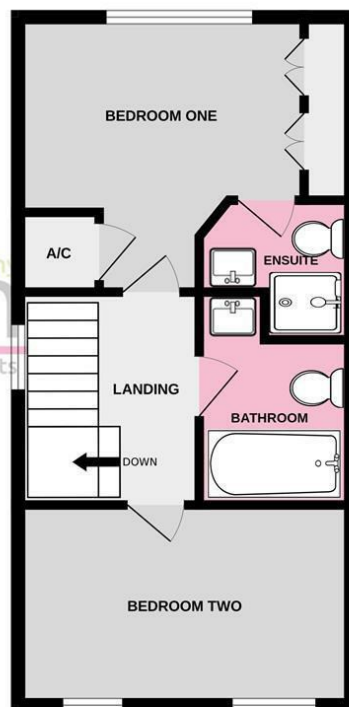
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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	77	82
(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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