

OFFERS IN THE REGION OF

£300,000

Vancouver Road

Worthing, BN13 2SZ

PROPERTY SUMMARY

We are delighted to bring to the market nestled on Vancouver Road in the charming town of Worthing, this delightful end-terrace house offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom and benefits from gas central heating, ensuring warmth and comfort throughout the year. One of the standout features of this property is the garage located within the compound, accompanied by an additional parking space outside the garage, making it a rare find in this desirable area.

Being chain-free, this home presents an excellent opportunity for a smooth and swift purchase. The spacious layout and practical amenities make it a wonderful choice for those looking to settle in a vibrant community. With its proximity to local shops, schools, and transport links, this property is not just a house but a place to call home. Don't miss the chance to view this charming residence on Vancouver Road, where comfort and convenience await.

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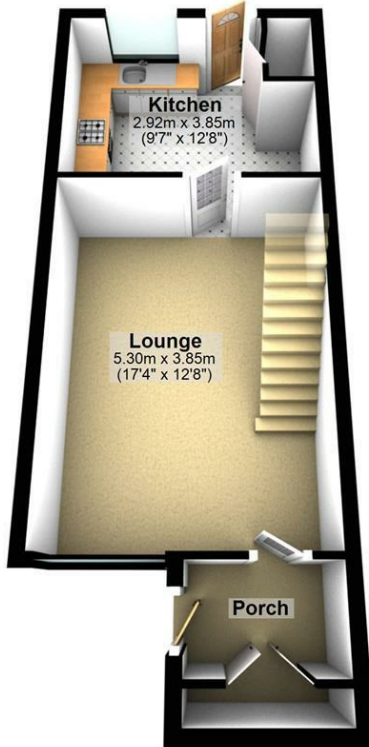




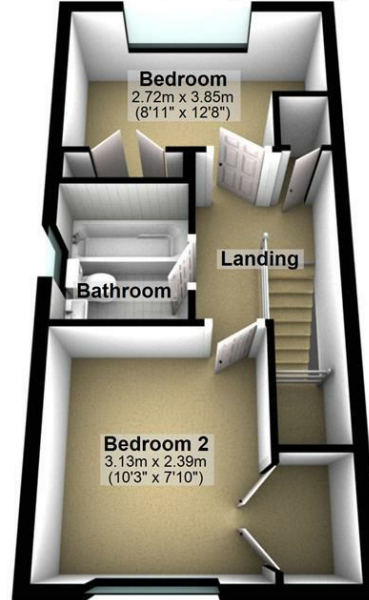




Ground Floor
Approx. 35.8 sq. metres (384.9 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.3 sq. feet)



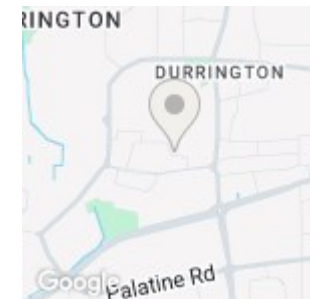
Total area: approx. 67.4 sq. metres (725.2 sq. feet)

LOCAL AUTHORITY
Worthing

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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