



£315,000

Vancouver Road

Worthing, BN13 2SZ

## PROPERTY SUMMARY

We are pleased to bring to the open market this with NO ONWARD CHAIN this delightful end-terrace house located on Vancouver Road, Worthing. Spanning 667 square feet, the property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

One of the standout features of this home is the private driveway, providing off street parking. Additionally, there is a garage located within a compound, complete with a new roof, offering further storage options.

The property features a modern kitchen, modern bathroom and benefits from gas central heating, ensuring warmth and comfort throughout the year.

With its prime location in Worthing, residents will enjoy easy access to local amenities, schools, and transport links, making it a perfect base for both work and leisure. This charming home is ready to welcome its new owners, offering a blend of comfort, convenience, and potential. Don't miss the chance to make this lovely property your own.

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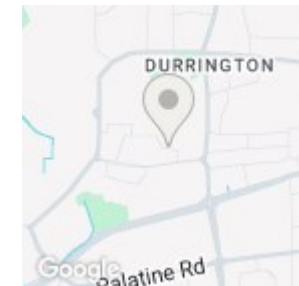
Total area: approx. 62.1 sq. metres (668.8 sq. feet)

LOCAL AUTHORITY

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		88
(81-91)	B		
(69-80)	C	72	
(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	

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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