

46 Quantock Road

, Worthing, BN13 2HQ

Offers over £400,000

Freehold Council Tax Band C



* Open House 19th September *

A spacious and truly fully modernised three double bedroom semi-detached house, ideally positioned in Quantock Road and offering off-road parking, a larger than average garage and a particularly attractive West facing rear garden. In our opinion, internal viewing is essential to appreciate the overall size, condition and excellent flow of this beautiful home.

A double glazed front door opens into a spacious entrance hall, featuring an attractive shaped oak balustrade with access to the lounge, with an archway opening into the dining room. The dining room enjoys a pleasing outlook over the rear garden, with French doors providing direct access outside. The modern fitted kitchen is equipped with a range of complementary base level cupboards and drawers, is double aspect and also benefits from further access to the garden.

To the first floor are three well proportioned double bedrooms. Bedroom one benefits from an impressive full width range of fitted wardrobes, drawers and shelving, whilst bedroom two enjoys a west facing aspect. Bedroom three is also a good sized double. The recently fitted shower room is beautifully presented and comprises a contemporary suite with monsoon shower head and separate handheld spray, together with a wash hand basin inset to a modern vanity unit. There is also a contemporary separate W C with concealed flush system. From the





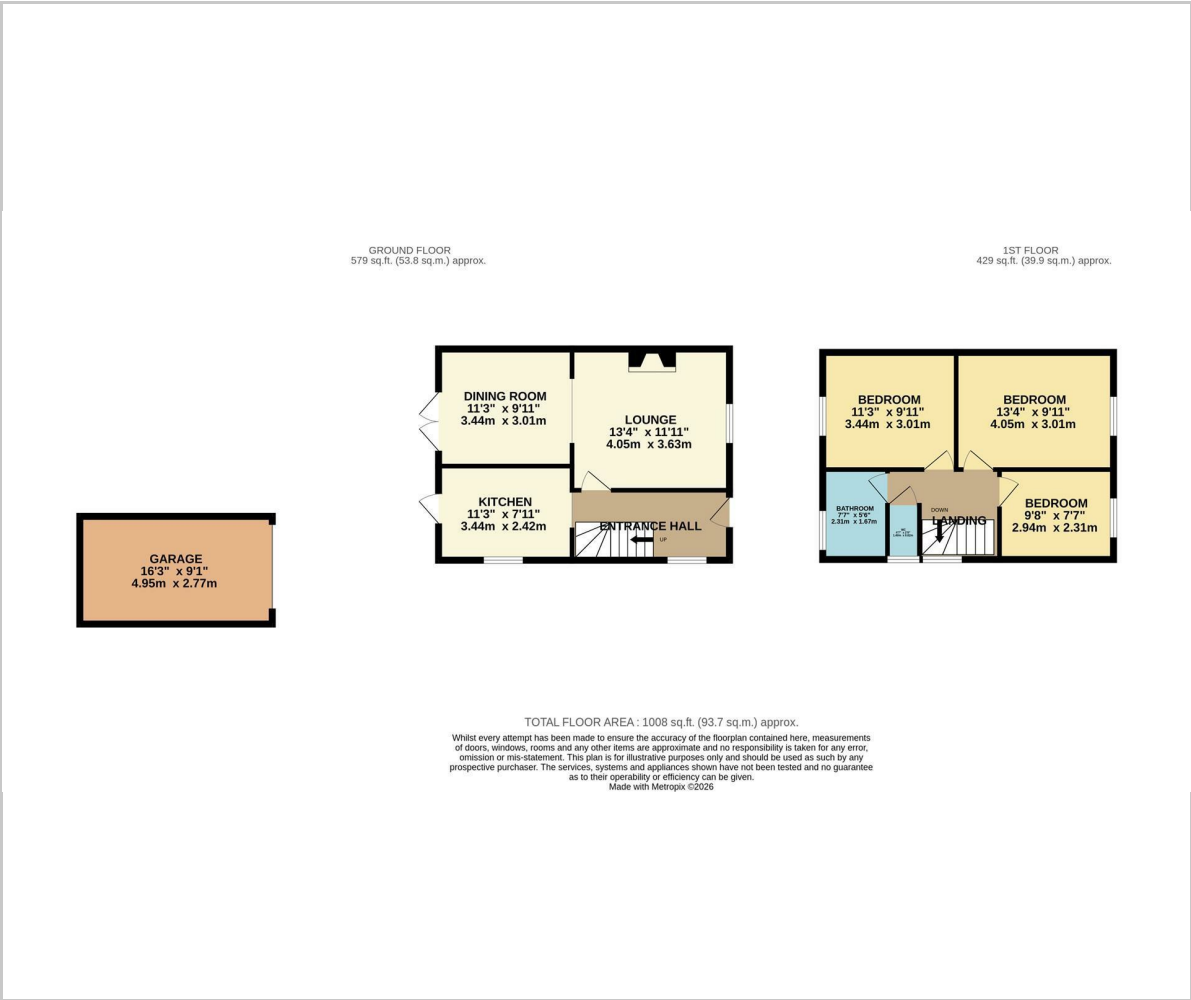
landing, there is access to the boarded loft space.

Externally, the West facing rear garden is a particular feature of the property, being laid predominantly to lawn with areas of patio and a profusion of shrubs and attractive planted borders, including a banana tree. To the front, off-road parking leads to the larger than average garage, with a side gate providing access to the rear garden.

Further benefits include gas central heating and double glazing. Local shops can be found nearby at Seldon Parade, whilst Durrington-on-Sea railway station provides excellent links to Worthing and



Floor Plan



Viewing

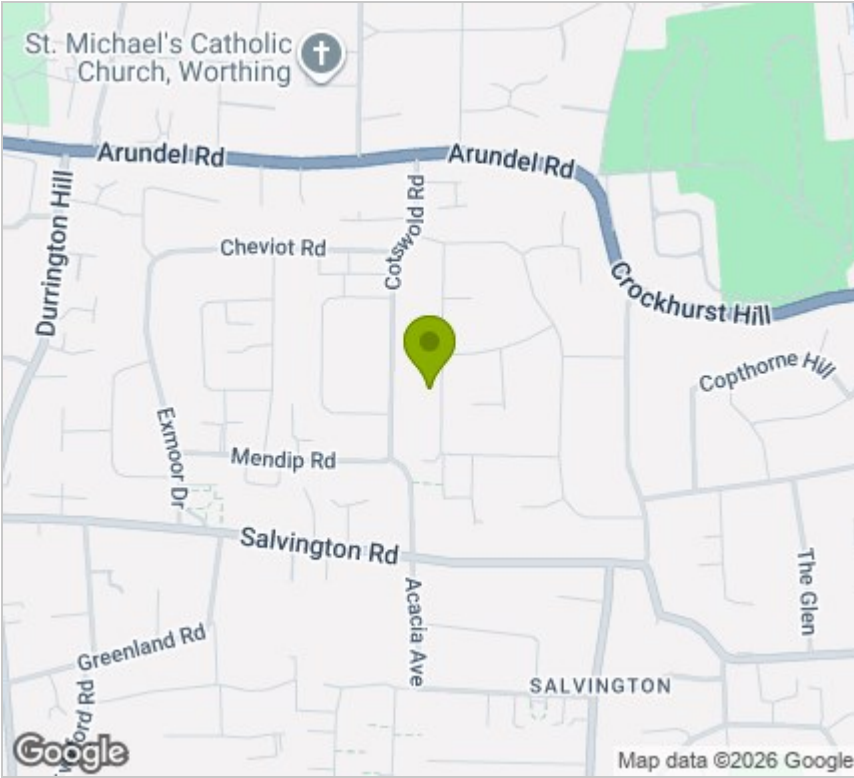
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

