

2 ORKNEY COURT, WORTHING, BN13 3RN
£280,000



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2 Ocean Parade, Ferring, West Sussex, BN12 5QQ

2 Orkney Court, BN13 3RN

An opportunity to purchase a terraced house requiring refurbishment. Featuring a good sized living room, kitchen, 3 bedrooms and family bathroom. West facing rear garden and garage.



ENTRANCE PORCH

Storage cupboard

ENTRANCE HALL

Radiator. Stairs to first floor.

LOUNGE DINING ROOM

15'5" x 15'10" (4.71 x 4.83)

Over looking the rear garden with window and french door.
2 Radiators.



KITCHEN DINER

9'9" x 9'6" (2.98 x 2.92)

Part tiled walls units with sink and cupboards and drawers with working surfaces. Wall mounted gas boiler.



FIRST FLOOR LANDING

Loft hatch. Built in cupboard housing the hot tank.

BEDROOM 1

13'11" x 9'5" (4.25 x 2.89)

Radiator.



BEDROOM 2

11'4" x 9'5" (3.46 x 2.89)

Radiator.



BEDROOM 3

8'0" x 7'6" (2.45 x 2.31)

Radiator.



FAMILY BATHROOM

White suite with panelled bath with fitted shower. Wash hand basin. WC.



FLOOR PLAN

COUNCIL TAX BAND C

REAR GARDEN

West aspect rear garden.



FRONT GARDEN

Compact front garden.

GARAGE

With up and over door.

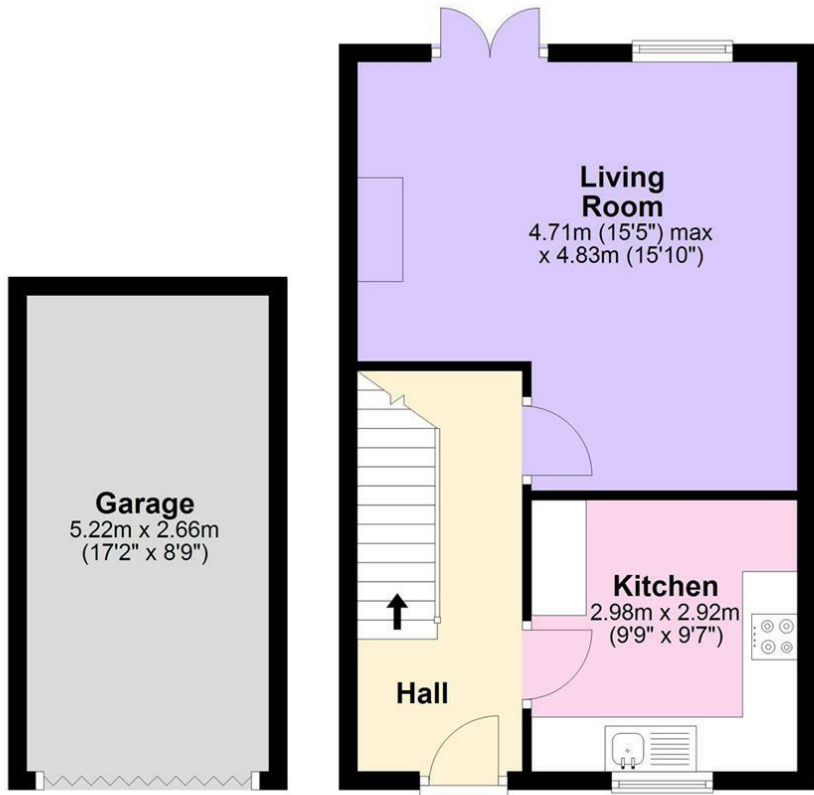
17'1" x 8'8" (5.22 x 2.66)





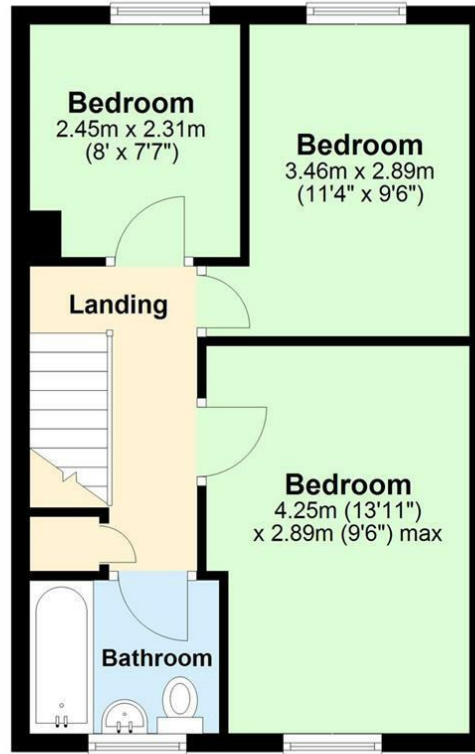
Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)

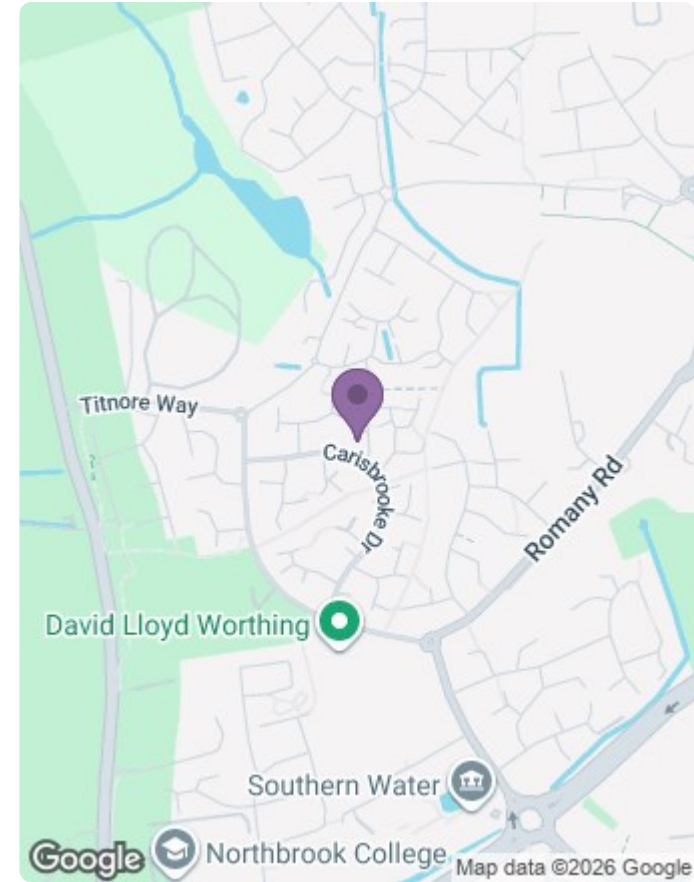


First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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