



31 Cambrian Way, Worthing, BN13 1FR
Offers Over £325,000

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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
- Two Double Bedrooms
- En Suite to Master Bedroom
- Two Parking Spaces
- Private Rear Garden
- Open Plan Living Room
- Chain Free
- Vacant





Entrance Hall

Floorboards throughout. Door providing access to storage cupboard housing electrics and boiler.

Kitchen.

3 x 2 (9'10" x 6'7")

Tiled flooring throughout. A modern fitted kitchen briefly comprising; matching wall and base units. Roll edge work surfaces. Integrated appliances including; fridge freezer, four ring gas hob, oven, dishwasher and washing machine. Inset stainless steel sink with drainer. Spotlights. Double glazed window.

Open Plan Lounge/Diner

5.2 x 4.1 (17'1" x 13'5")

Floorboards throughout. Two radiators. Understair recess perfect for storage. Double glazed French doors with additional windows to side.



Cloakroom

Tiled flooring throughout. Low level Wc matching corner wash hand basin. Radiator. Frosted double glazed window.

Stairs leading to;

First floor landing

Carpeted throughout. Access to loft via hatch.

Bedroom One

3.5 x 3.4 (11'6" x 11'2")

Carpeted throughout. Radiator. Two double glazed windows. Built in double wardrobe. Door providing access to storage cupboard housing water tank.

En suite

Tiled flooring throughout. Low level Wc matching wash hand basin. Shower cubicle. Half tiled walls. Radiator.



Bedroom Two

4.1 x 2.5 (13'5" x 8'2")

Carpeted throughout. Two double glazed windows. Radiator. Built in double wardrobe.

Bathroom

Tiled flooring throughout. Low level Wc with matching wash hand basin. Panelled bath with shower attachment above. Wall mounted heated towel rail.

Required Information

Estate Management Charge: £330.00 a year.

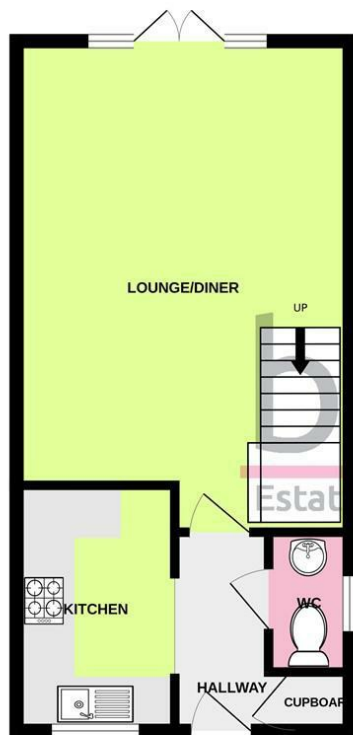
Council tax band: C

Draft version:

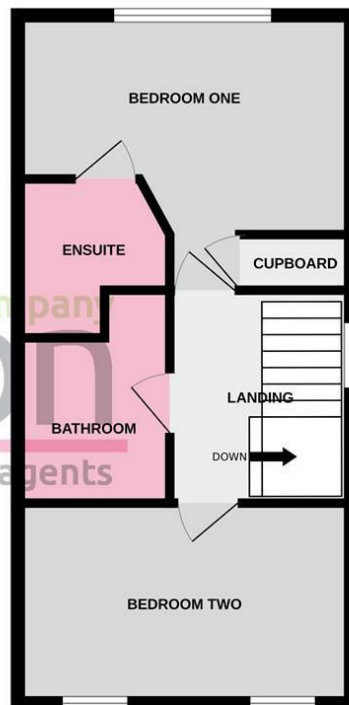
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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		90
(81-91) B		
(69-80) C	78	
(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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