



Canberra Road, Worthing

Asking Price
£290,000
Freehold

- Well-presented two-bedroom semi-detached house
- Close to Tesco Superstore
- Spacious open-plan living and dining room
- Two double bedrooms and modern bathroom
- Full enclosed rear garden with side gate access
- Popular Durrington location
- Excellent local transport links
- Recently re-fitted modern kitchen
- Gas central heating and double glazing
- Council Tax Band C | EPC Rating TBC

We are delighted to offer this attractive and well-presented two-bedroom semi-detached house, ideally situated in the popular village of Durrington, close to Tesco Superstore and excellent local transport links.

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**Robert
Luff & Co**
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Accommodation

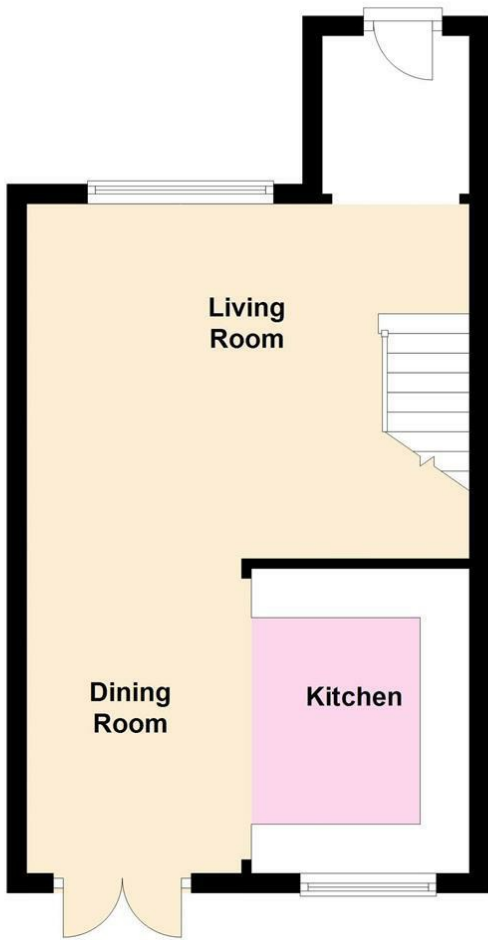
The property offers spacious and well-proportioned accommodation, with a generous open-plan living and dining room providing a welcoming space for both everyday living and entertaining. This leads through to a recently re-fitted modern kitchen, offering a smart and practical finish.

The first floor provides two good-sized double bedrooms and a modern family bathroom, making this an excellent choice for a couple, small family or first-time buyer. The property also benefits from gas central heating and double glazing.

Outside, the fully enclosed rear garden provides a private and pleasant space to relax or enjoy outdoor dining, with useful side gate access.



Ground Floor



First Floor



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		
(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		
(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		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.