



## Chaffinch Close, Worthing, BN13 2TZ

Freehold

Modern detached three bedroom house • Large sitting/dining room • West facing garden • Driveway • Quiet location • Close to shops, schools and amenities • For more information visit the Cooper Adams website

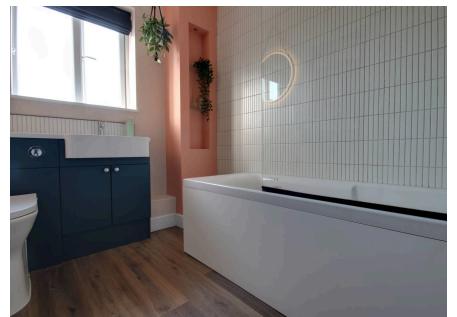
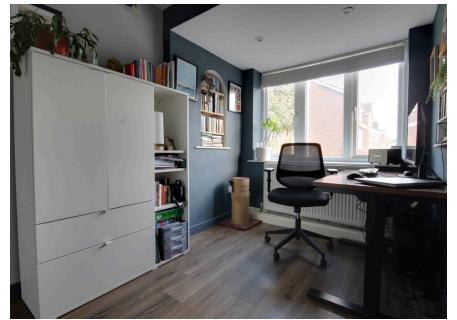
*Cooper Adams*

A modern, detached three-bedroom home situated in a quiet location.

The ground floor offers a welcoming entrance leading into a generously sized sitting/dining room with doors opening onto the garden. There is a fully fitted kitchen, also with direct garden access, and a study featuring useful understairs storage.

Upstairs, the property benefits from a spacious landing, a double principal bedroom with fitted wardrobes, a second double bedroom with fitted wardrobes, a single third bedroom, and a newly fitted family bathroom.

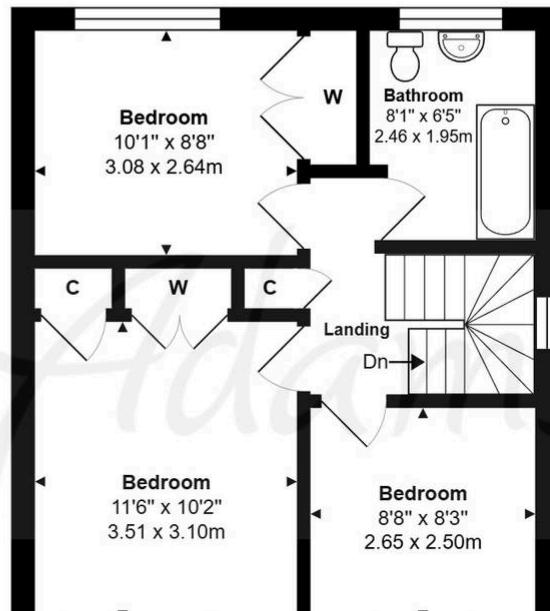
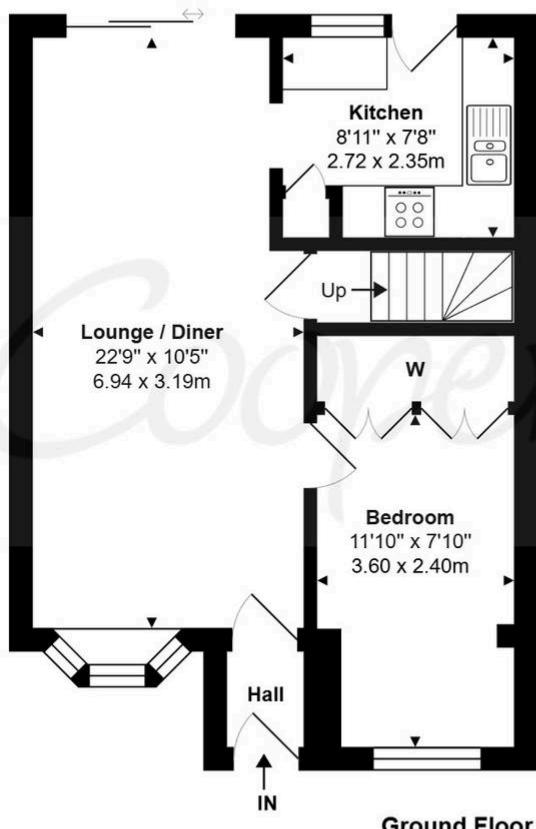
The property is presented in good order throughout. Outside, the west-facing rear garden features a patio area and is designed for easy maintenance, with the added benefit of side access. To the front, there is a grassed area and a driveway providing parking for one car. Close to shops, schools, and local amenities.



Worthing, a seaside town on England's south coast, lies between Brighton and Chichester. Known for its high quality of life, Worthing offers sailing, golf, and a vibrant town centre with shops, restaurants, and bars. Its long seafront promenade attracts walkers and runners, offering stunning sea views and an idyllic seaside lifestyle.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





**Chaffinch Close, Northbrook, Worthing, BN13 2TZ**

Total Area: 918 ft<sup>2</sup> ... 85.3 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone, Reg No: 07127482. VAT No: 982847172.

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