



Edmonton Road, Worthing, BN13 2TB

Offers Over **£275,000**



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- CHAIN FREE
- Newly renovated
- Two double bedrooms
- Fitted Kitchen/Breakfast room
- Lounge/dining room
- Modern Bathroom
- Garage in compound
- Located in a quiet cul-de-sac close to local amenities

We are delighted to bring to the market this attractive CHAIN FREE terrace house. The accommodation provides two double bedrooms, a stylish kitchen, a separate lounge, and a modern fitted bathroom. Externally, the home features a private rear garden complete with a shed. Additional benefits include access to a garage located within a compound.





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INTERNAL

The front door opens into a welcoming entrance hall, leading through to a bright and spacious lounge/dining room. A large front-facing window allows an abundance of natural light to fill the space. An attractive archway leads into the newly renovated kitchen, featuring a range of base and wall units that provide ample storage, space for appliances, and a freestanding electric oven. The kitchen also benefits from a convenient breakfast bar. Stairs rise to the first floor, where there are two well-proportioned double bedrooms. The primary bedroom benefits from built-in storage and a large window. The second bedroom also offers useful storage, in an airing cupboard. The bathroom has been stylishly refitted in a classic design, featuring a white suite comprising a bath with shower over, a hand wash basin, WC, and a heated towel rail.

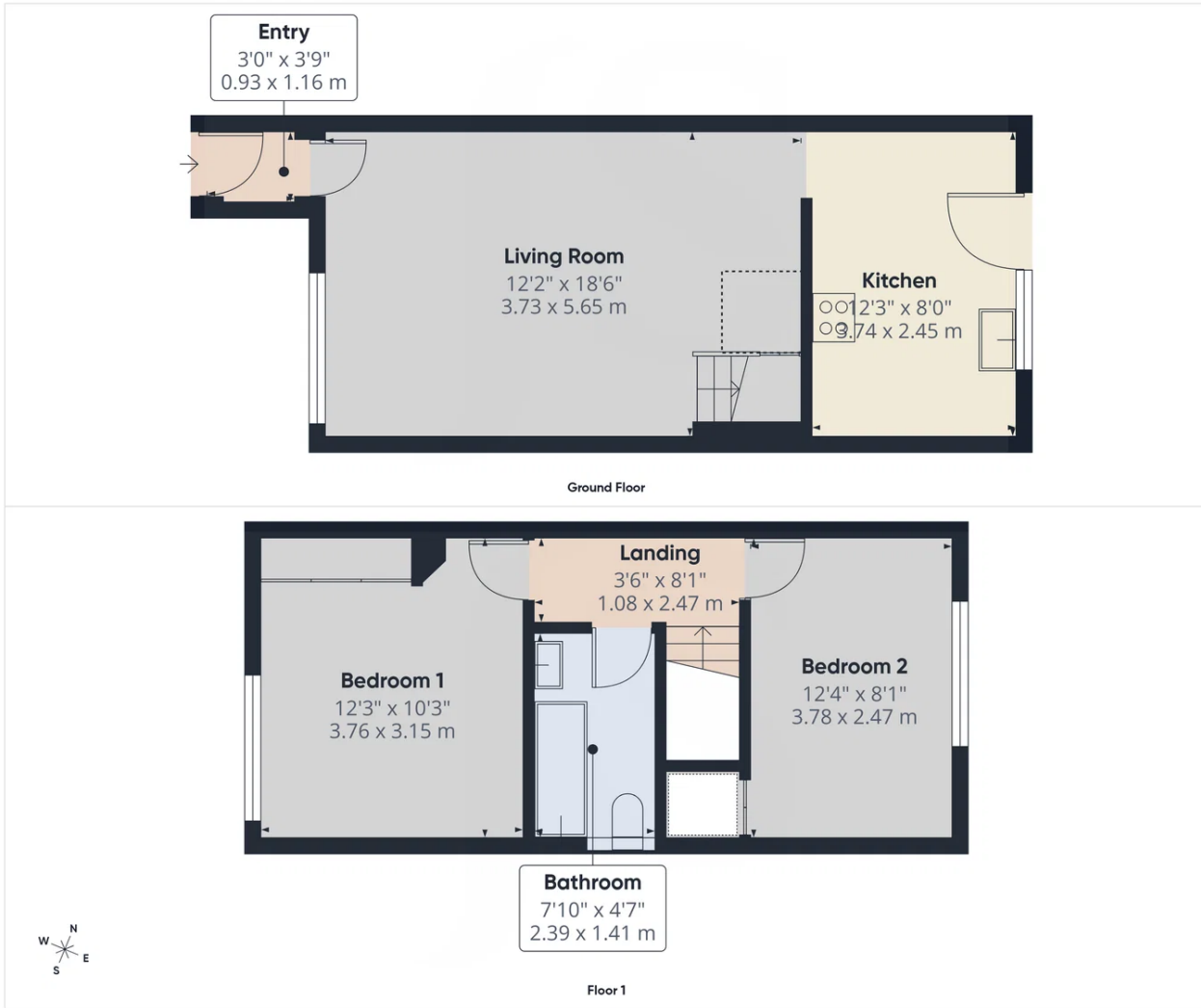
EXTERNAL

To the front of the property, a pathway leads to the entrance, bordered by an area laid to lawn. The enclosed rear garden is designed for both relaxation and entertaining, with a pea shingle seating area ideal for outdoor dining. A decked area to the rear creates an excellent social space, complemented by a timber shed for storage. The remainder of the garden is mainly laid to lawn. A rear gate provides access to a garage compound, where the property benefits from a garage with an up-and-over door, along with additional parking.

SITUATED

Tucked away in a quiet cul-de-sac, the property is conveniently located within easy reach of local amenities. The West Durrington Tesco development is approximately 0.3 miles away, offering a range of facilities including a pharmacy, Costa Coffee, and various eateries. Regular bus routes are available nearby along Columbia Drive. The property falls within the catchment area for The Hawthorns Primary School and is within walking distance of Durrington High School approximately 0.7 miles. Durrington-on-Sea railway station is located around 1.3 miles away, providing convenient transport links.





Approximate total area^m
 627 ft²
 58.2 m²

Reduced headroom
 9 ft²
 0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.