



Willow Crescent, Worthing, BN13

£290,000



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: B

- Mid Terrace House
- Two Double Bedrooms
- Fitted Kitchen
- Modern Bathroom
- Lounge/ Dining Room
- Private Rear Garden
- Garage In Compound
- Close To Local Bus Routes
- Shopping Facilities Nearby
- Local Schools Nearby

We are pleased to offer to the market this well-presented mid-terrace house. The property comprises two double bedrooms, a fitted kitchen, a spacious lounge/dining room, and a fitted bathroom. Further benefits include a private rear garden and a garage with parking available directly in front.





INTERNAL

The front door opens into a welcoming entrance hall, providing access to the lounge/dining room and the fitted kitchen. The kitchen is well equipped with a range of wall and base units, a built-in oven and microwave, sink with drainer, space for a washing machine and fridge/freezer, and a front-facing window. The spacious lounge/dining room benefits from double doors opening onto the private rear garden, creating an excellent space for both relaxing and entertaining. To the first floor are two well-proportioned double bedrooms, both featuring built-in cupboard space. The bathroom comprises a bath with shower over and glass screen, wash hand basin with storage, and WC.

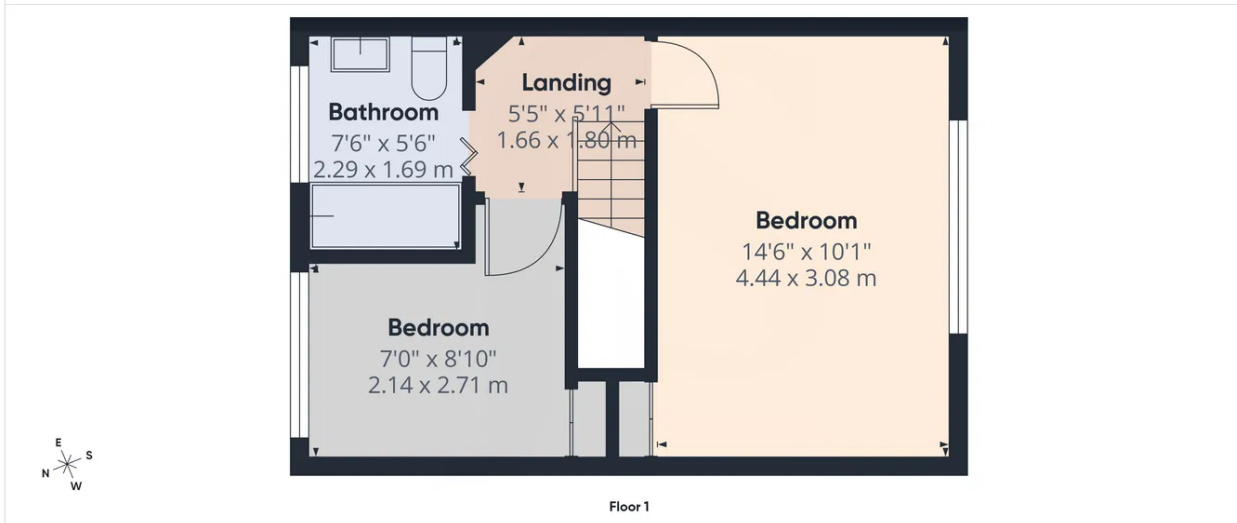
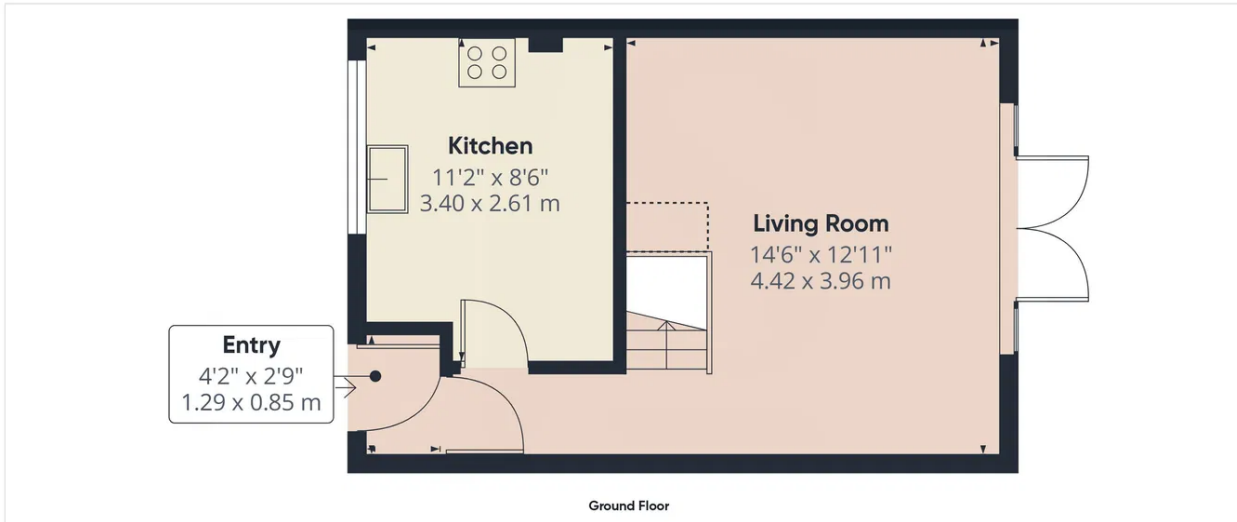
EXTERNAL

To the front of the property there is a pathway leading to the front door, with the remainder laid to lawn. The rear garden is mainly laid to lawn and features a patio and shingle area ideal for outdoor furniture, a pathway leading to the rear, and a gate providing rear access. The property further benefits from a garage located within a nearby compound, positioned at the end, featuring an up-and-over door and allowing parking directly in front of the garage.

SITUATED

Situated in a popular Durrington location, the property is ideally positioned for local amenities. The West Durrington Tesco development is just 0.3 miles away and includes a pharmacy, Costa Coffee, and a selection of eateries. Convenient bus routes run along nearby Columbia Drive, while the property falls within the Hawthorns Primary School catchment area and is within walking distance of Durrington High School (approximately 0.7 miles). For commuters, Durrington-on-Sea train station is located around 1.3 miles from the property.





Approximate total area^m
602 ft²
56 m²

Reduced headroom
5 ft²
0.4 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		
(81-91)	B		88
(69-80)	C	71	
(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 out 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.