

JACKSON GRIFFITHS
ESTATE AGENTS

# 4 Summerdown Close

Worthing, BN13 3QG

Asking price

**£325,000**

**The Property:**

- Private driveway providing off-street parking
- Gas central heating & double glazing
- Private secluded rear garden
- Pitched roof garage attached to property
- Fitted family bathroom
- Convenient ground floor wc
- Spacious lounge/diner with french doors onto private rear garden
- Fitted kitchen with space for table & chairs
- Three good-size bedrooms
- Semi-detached family home

Well-proportioned three-bedroom semi-detached house offering generous living space, off-street parking for two vehicles, an attached garage, and a secluded rear garden.

A storm porch shelters the entrance, which features a handy external built-in cupboard housing the gas and electric meters. Inside, the hallway provides a built-in storage cupboard, useful under-stairs space, and access to a convenient ground-floor WC. The fitted kitchen is equipped with tiled splashbacks, a sink, ample cupboard space, and a wall-mounted gas boiler. There is dedicated space and plumbing for a washing machine, along with a gas cooker and grill, a fridge freezer, and space for a breakfast table and chairs. Spanning the rear of the property is a spacious lounge/diner featuring a gas fire, a rear-facing window, and French doors that open directly onto the private rear garden. A naturally lit landing with a side window leads to three good-sized bedrooms and a family bathroom fitted with a panelled bath, WC, and wash hand basin. Storage is plentiful, with an airing cupboard housing the hot water cylinder, an additional built-in landing cupboard, and loft access via a hatch in bedroom one.

To the front, the property features a lawned garden alongside a driveway providing off-road parking for two cars. This leads to the attached pitched-roof garage, which is fitted with an up-and-over door and offers potential to be converted into additional living accommodation (STPP/SSTNC). Gated side access from the front leads to a secluded, private rear garden laid to patio and lawn, enclosed by brick walls and timber fencing. The property further benefits from double glazing throughout.





**Location:**

Summerdown Close is situated within the popular residential area of West Durrington, Worthing, offering a convenient setting with a good range of local amenities close at hand. The area is particularly well suited to families, with The Laurels Primary School and Hawthorns Primary School both nearby, alongside local parks and recreational facilities. Tesco Extra at West Durrington provides convenient shopping facilities, with further shops, cafés and everyday amenities available within the surrounding area.

For commuters, Goring-by-Sea railway station is approximately three-quarters of a mile away, providing connections along the south coast and towards Brighton and London. Worthing town centre and its seafront are also within easy reach, offering a wider selection of shopping, restaurants, cafés and leisure facilities.



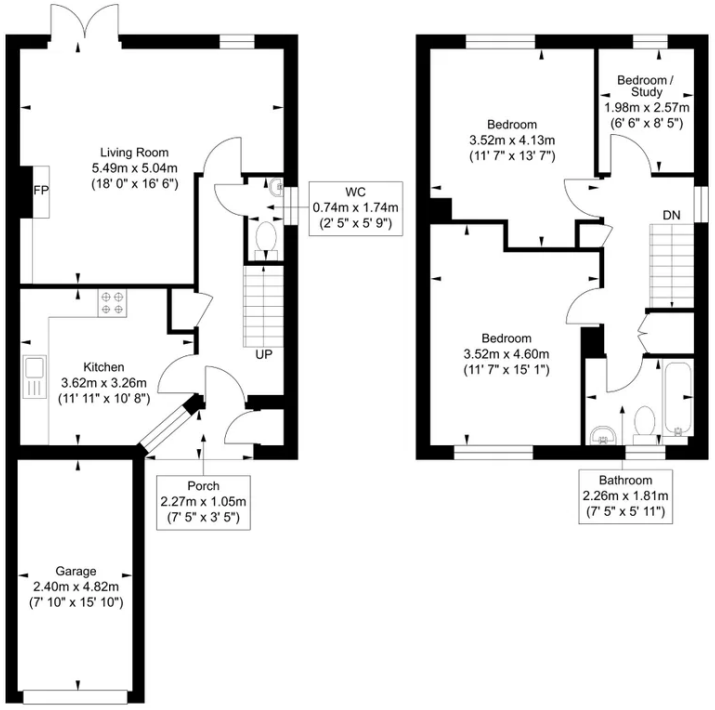








## Summerdown Close



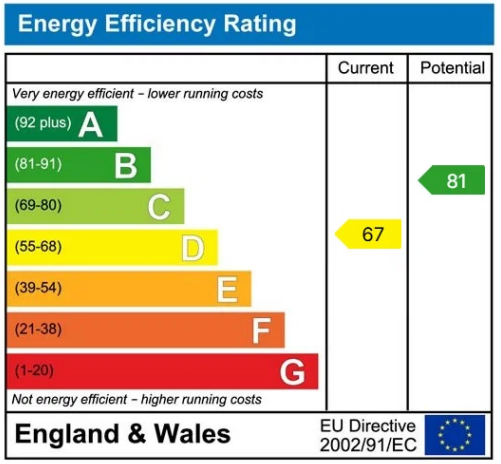

| Garage | Ground Floor | Closet | First Floor |
|---|---|---|---|
| Approximate Floor Area | Approximate Floor Area | Approximate Floor Area | Approximate Floor Area |
| 124.13 sq ft | 463.49 sq ft | 3.83 sq ft | 487.50 sq ft |
| (11.53 sq m) | (43.06 sq m) | (0.36 sq m) | (45.29 sq m) |

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Approximate Gross Internal Area (Excluding Garage / Closet / Porch) = 88.35 sq m / 950.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.








**Additional information:**
Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £45 + VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.



**Viewing**
Strictly by appointment through Jackson Griffiths

**01903 802772 | info@jacksongriffiths.co.uk**

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

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