



Vancouver Road | Worthing | West Sussex | BN13 2SZ  
Asking Price Of £325,000



We are pleased to be able to offer an end of terrace house to the market. The property offers two bedrooms, modern fitted kitchen, lounge/dining room, modern re-fitted bathroom and landscaped rear garden. The property also benefits from off road parking.



Property details: Vancouver Road | Worthing | West Sussex | BN13 2SZ

## Key Features

- Close To Local Bus Routes
- Close To Local Shopping Facilities
- Off Road Parking
- Landscaped Rear Garden
- Lounge/ Dining Room
- Re-Fitted Bathroom
- Modern Kitchen
- Two Bedrooms
- End Of Terrace House

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

### INTERNAL

Front door leading into the entrance porch with door leading into the lounge/ dining room. The modern fitted kitchen offers wall and base units, sink, drainer, built in oven, electric hob, space for washing machine, dishwasher and fridge/freezer, door leading out to the rear garden. On the first floor there are two bedrooms, bedroom one offers built in wardrobes. The modern fitted bathroom comprises of p shape bath with glass screen, shower above, wash hand basin and WC.

### EXTERNAL

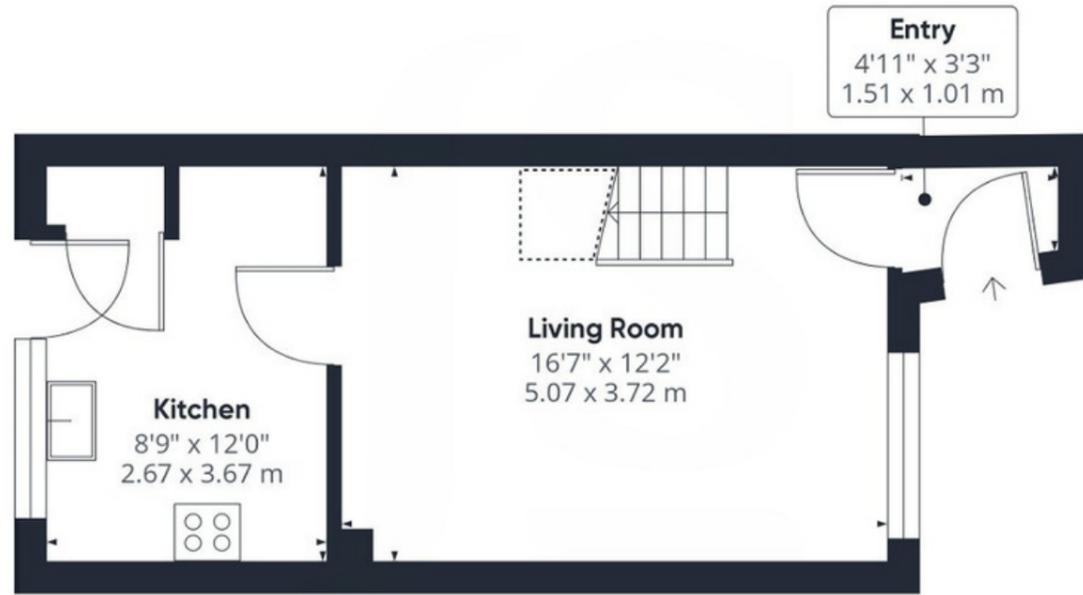
To the front there is off road parking. The rear garden has been landscaped with artificial lawn, patio area with pergola, timber gate leading to the rear access and garage located in the compound behind the garden.

### SITUATED

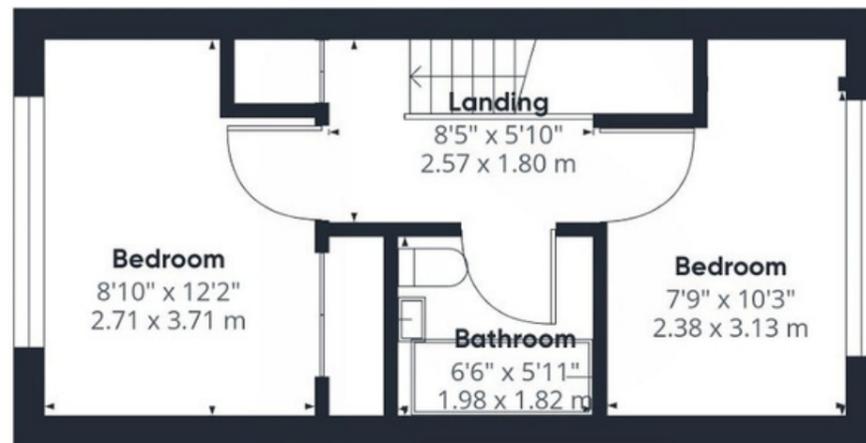
in the popular Durrington location; the West Durrington Tesco site is approximately 0.3 miles and offers a pharmacy, Costa and eateries. Bus routes run along close by Columbia Drive and the house falls within the Hawthorns Primary School catchment and is within walking distance of Durrington High School that is approximately 0.7miles away. The closest train station Durrington on Sea which is 1.3 miles away.

Council Tax Band C





Floor 0



Floor 2



Approximate total area<sup>(1)</sup>  
617.37 ft<sup>2</sup>  
57.36 m<sup>2</sup>

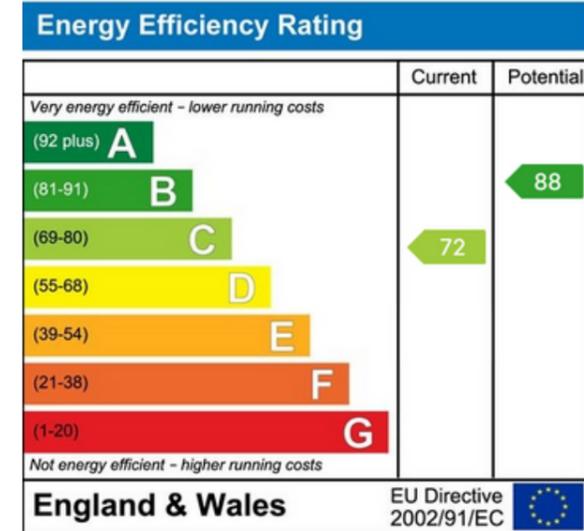
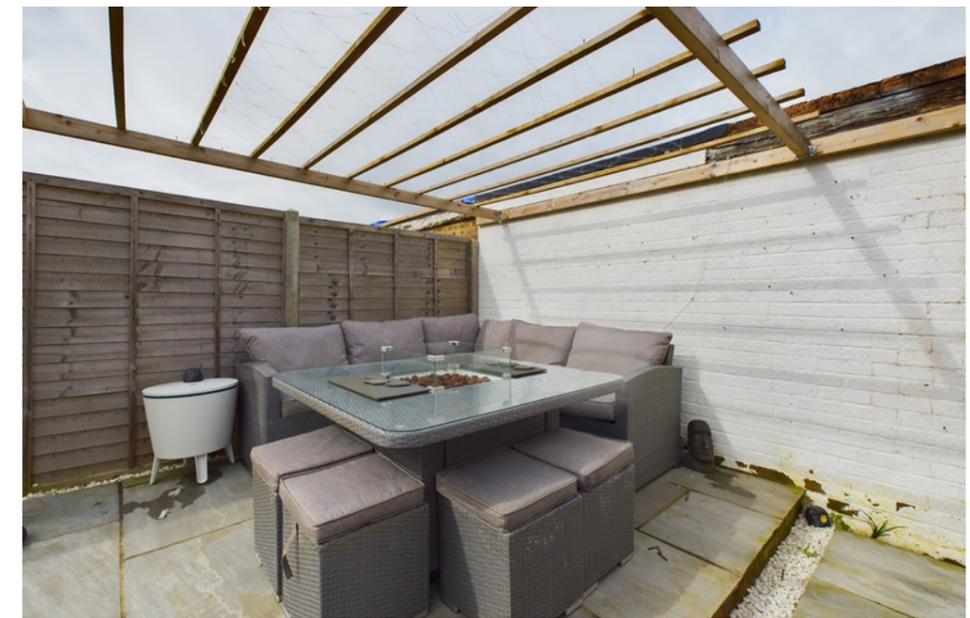
Reduced headroom  
14.77 ft<sup>2</sup>  
1.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 62 sqm)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.