



Overton Road, Worthing, BN13 1FF

Asking Price Of £450,000



We are pleased to be able to offer a semi detached house in the popular Cissbury Chase development. The property offers four bedrooms, two bathrooms, modern kitchen and a good size lounge/ dining room. There is a rear garden, off road parking and garage.



Key Features

- Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Modern Kitchen
- Good Size Lounge/ Dining Room
- Ground Floor WC
- Off Road Parking
- Popular Residential Area
- Close To Local Shopping Facilities
- Close To Local Transport Links



4 Bedrooms



2 Bathrooms



1 Reception Rooms

INTERNAL

Front door leading into the entrance hall with access to the ground floor cloakroom, modern kitchen and lounge/ dining room. The kitchen is located to the front with a bay fronted window, modern wall and base units with integrated appliances including oven and dishwasher, space for fridge/ freezer and space for washing machine. The lounge/ dining room is located to the rear and offers sky lights letting lots of light into the room with double doors out to the rear garden. There is also access to a good size under stairs storage cupboard. On the first floor there are three bedrooms and a family bathroom. On the second floor is the primary bedroom which offers access to the en suite shower room.

EXTERNAL

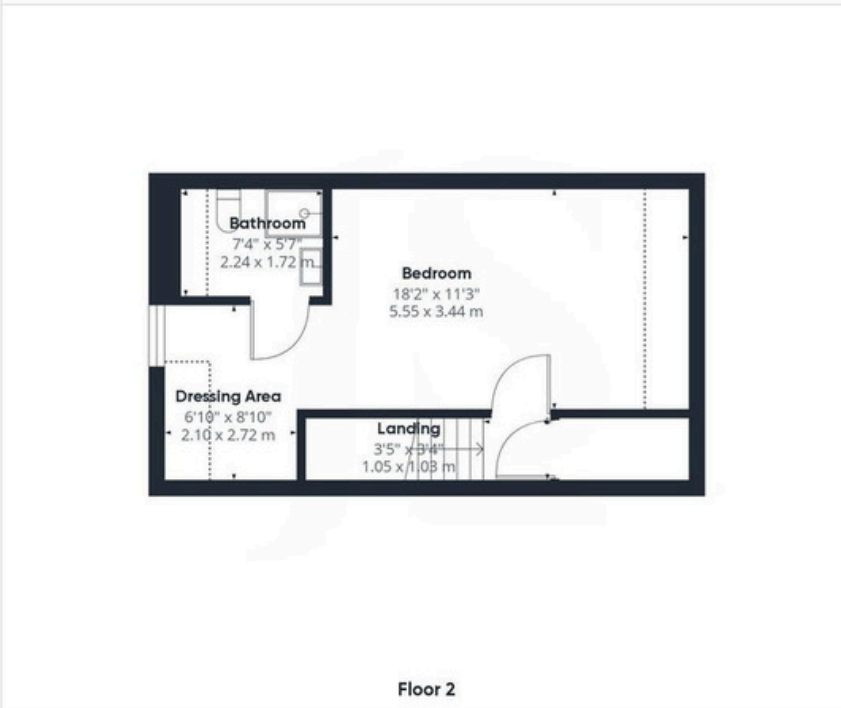
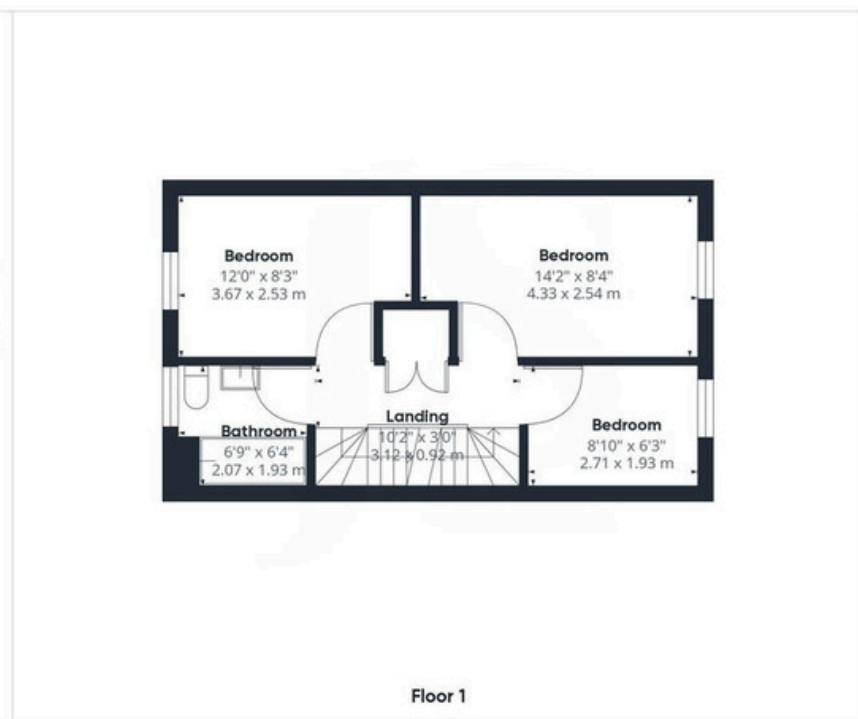
To the front there is off road parking, access to the garage which also benefits from access into the rear garden. The rear garden has been laid to patio and artificial lawn.

LOCATION

in the desirable Cissbury Chase Development by the respected 'Barratt Homes' developer. Within close proximity to the local Strand Parade where you will find restaurants, post office, butchers, bakers and chemist. The nearest train station is Durrington-on-Sea which is just roughly a 0.3miles away which can be accessed by an underpass a few hundred yards away from the property.

COUNCIL TAX BAND
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JS

Approximate total area⁽¹⁾
 1221.38 ft²
 113.47 m²

Reduced headroom
 44.78 ft²
 4.16 m²

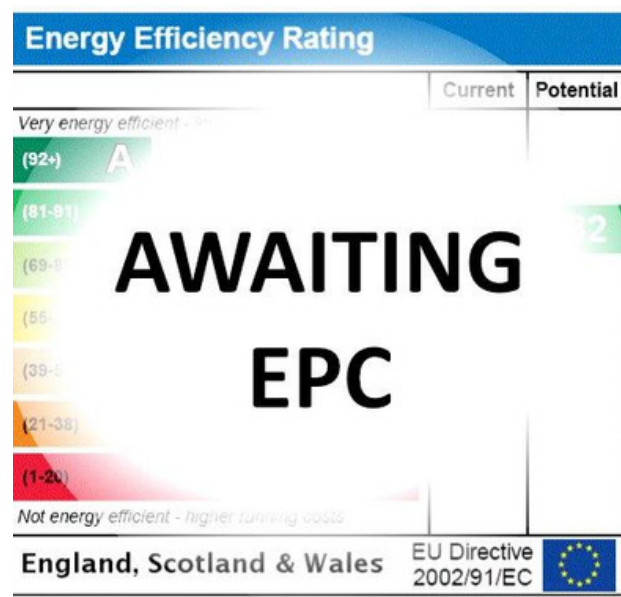
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: D

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.