



Offers Over
£250,000
Freehold

Harlech Close, Worthing

- Mid Terraced House
- One double bedroom
- Freehold
- Council Tax Band - B
- Modern Bathroom/u.c
- West Facing rear garden
- Two allocated Parking
- EPC Rating - D
- Double glazing
- Viewing advised

Robert Luff & Co are delighted to offer this very well presented Mid Terraced One Bedroom House which is situated in a close. It has a nice size private West Facing Rear Garden which has access to the two allocated parking spaces. The property is situated in a residential location that has good access to a supermarket, David Lloyd sports facilities, bus routes and the mainline train station can be found in just over a mile and the beach and sea is just over 2 miles away. The accommodation in brief comprises of entrance hall, living room with door to the garden and modern kitchen. On the first floor is the double bedroom and a modern white fitted bathroom/u.c. Other benefits are double glazing and a low maintenance front garden. Viewing is highly recommended to be fully appreciated

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Accommodation

Entrance Hall

electric heater, double glazed obscured door and window

Living Room 11'10" x 9'10" (3.61 x 3.00)

Double glazed door opening into garden with cat flap, double glazed window overlooking the rear garden, TV point

Kitchen 15'0" x 5'0" (4.57 x 1.52)

Measurements to include built in units. Floor and wall units with work top surfaces and inset single bowl single drainer sink unit, built in oven and hotpoint hob, plumbing and space for washing machine, part tiled walls, space for fridge/freezer, double glazed window, understairs cupboard with electric fuse box, unit and drawer and work surface, double glazed port hole window

Landing

Double glazed window, smoke detector, airing cupboard with hot water tank and slatted shelving

Bedroom One 15'3" x 8'11" (4.65 x 2.72)

Measurements to include built in wardrobe. Wardrobe with hanging rail, access to loft space, double glazed window., wall mounted air conditioning unit, electric heater

Bathroom/u.c

White suite and having Bath with wall mounted shower and screen and mixer taps, wash hand basin with cupboard below, low level w.c, tiled walls, obscured double glazed window,

Front Garden

Laid to artificial lawn for ease of maintenance

West Facing Rear Garden

Attractively stocked garden with flowers and shrubs, shingle borders, central path to rear and personal gate to parking area, shed, enclosed by fencing and brick wall, rear access gate.

Allocated Parking

Two allocated spaces



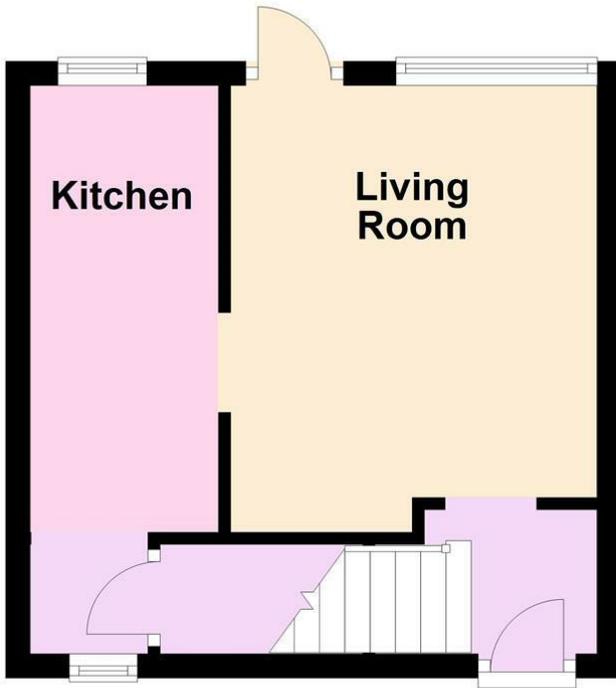
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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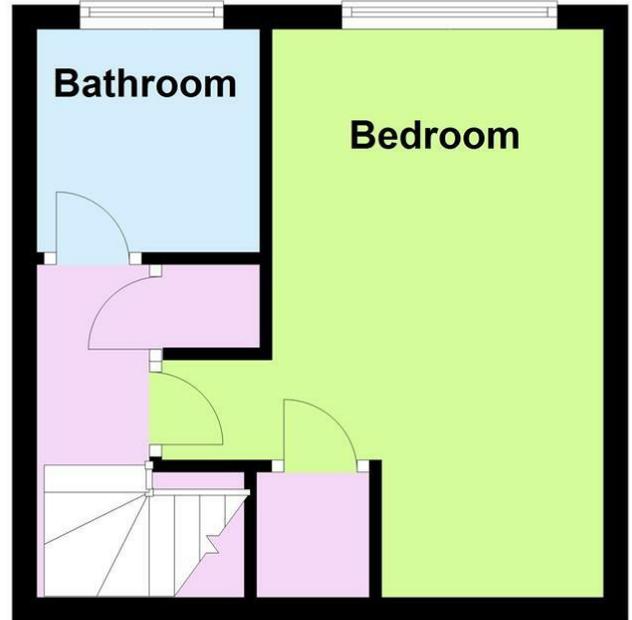
Ground Floor

Approx. 234.6 sq. feet



First Floor

Approx. 234.6 sq. feet



Total area: approx. 469.3 sq. feet

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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