

Chippers Road, Worthing

Freehold - Asking Price £400,000



3



2



1



C



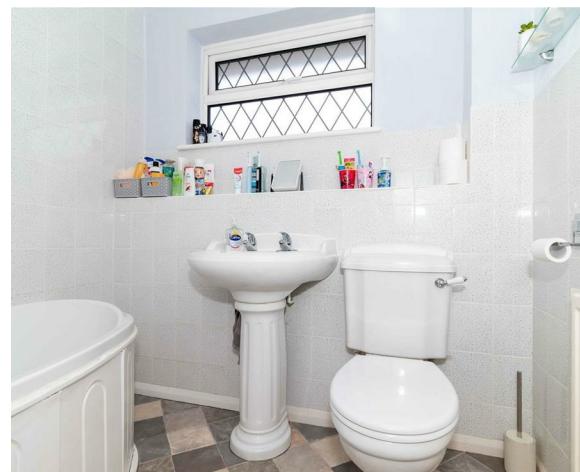
## Description

We are pleased to offer this well presented and maintained three bedroom semi-detached home, situated in the heart of the highly sought-after Tarring district of Worthing. The property benefits from gas-fired central heating, double glazing throughout, generous living space, a good-sized garden, garage, and ample off-street parking.

## Key Features

- Three bedroom semi-detached house
- Gas-fired central heating and double glazing throughout
- Spacious entrance hallway with downstairs cloakroom
- Through lounge/dining room with glass panel doors
- Fitted kitchen
- Three good-sized bedrooms
- Family bathroom
- Good-sized rear garden with patio, lawn, and timber shed
- Garage and long driveway providing ample off-street parking
- EPC Rating C | Council Tax Band D





This attractive home is well laid out and ideal for families or buyers seeking comfortable and versatile accommodation. Upon entering, a spacious entrance hallway provides a welcoming first impression and gives access to a convenient downstairs cloakroom. The ground floor further comprises a bright through lounge/dining room, which can be separated via attractive glass panel doors, offering flexible living and entertaining space. A fitted kitchen completes the ground floor accommodation.

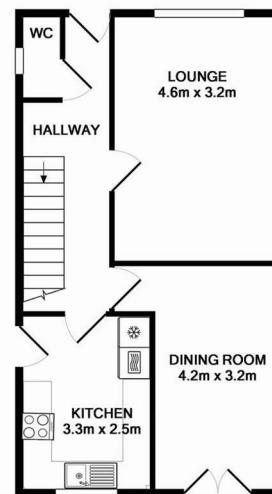
To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys a good-sized rear garden featuring patio and lawn areas. A timber shed provides additional storage, while a garage and long driveway with sturdy wooden gates offer secure parking for several vehicles.

Conveniently located, the property is within easy reach of local shops, amenities, well-regarded schools, and excellent transport links, including road networks and public transport services.

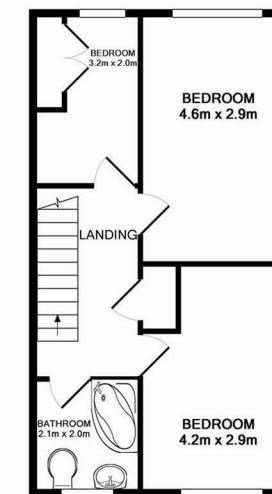




## Floor Plan Chippers Road



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are not guaranteed and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrating purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

