



PCM  
£1,600 PCM

## Chancton Close, Worthing

- Terraced Family Home
- Three Bedrooms
- Bay-Fronted Living Room
- Open-Plan Kitchen/Dining Room
- Beautifully Maintained Garden
- Off-Road Parking
- EPC Rating - C

We are delighted to offer to the market this well-presented three-bedroom terraced family home ideally situated in this popular West Worthing location, which is within the Elm Grove school catchment area and close to local shops, parks, schools, bus routes, Worthing Leisure Centre, and both West Worthing and Durrington stations.

Accommodation offers a bay-fronted living room, an open-plan dining room/kitchen, three bedrooms, and a family bathroom. Other benefits include gas-fired central heating, double glazing, a beautifully maintained rear garden with a log cabin, off-road parking.

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**Robert  
Luff & Co**  
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## Accommodation

UPVC double glazed stain glassed door to:

### Entrance Hallway

Frosted double glazed window. Telephone point. Radiator. Understairs storage cupboard with shelves and electric meters. Door to:

### Lounge 13'1" x 11'1" (3.99 x 3.38)

Radiator. Double glazed bay window to front. Coving.

### Dining Room Area 11'5" x 10'0" (3.49 x 3.06 )

Double glazed window. Coving. Radiator. Cupboard enclosed Baxi boiler. Placencia work top area leading to a fitted kitchen.

### Kitchen Area 8'3" x 6'6" (2.53 x 1.99)

Range of high gloss white fronted base and wall units. Work top incorporating a stainless steel sink with mixer tap. Space for electric cooker. Space and plumbing for washing machine, slimline dishwasher and further appliance space. Metro brick tiled splashbacks. Double glazed window and door leading to attractive rear garden.

### First Floor Landing

Loft hatch. Door to:

### Bedroom One 11'5" x 10'0" (3.48 x 3.07)

Double glazed window to front. Radiator.

### Bedroom Two 11'4" x 10'1" (3.47 x 3.08)

Double glazed window with view of rear garden. Radiator.

### Bedroom Three 7'10" x 6'11" (2.40 x 2.12 )

Double glazed window to front. Radiator.

### Bathroom

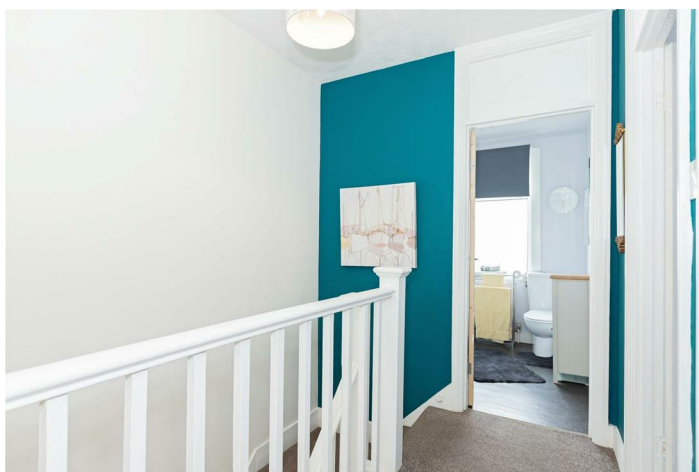
Panel enclosed corner bath with rainfall mixer tap and separate shower attachment. Pedestal wash hand basin. Low level flush WC. Frosted double glazed window. Radiator. Tiled walls.

### Rear Garden

Attractive herringbone laid patio. Path leading to further patio area with timber built pitched roof cabin. Gate for rear access. Outside tap.

### Front Garden

Off-road parking. Laid with herringbone block paving.



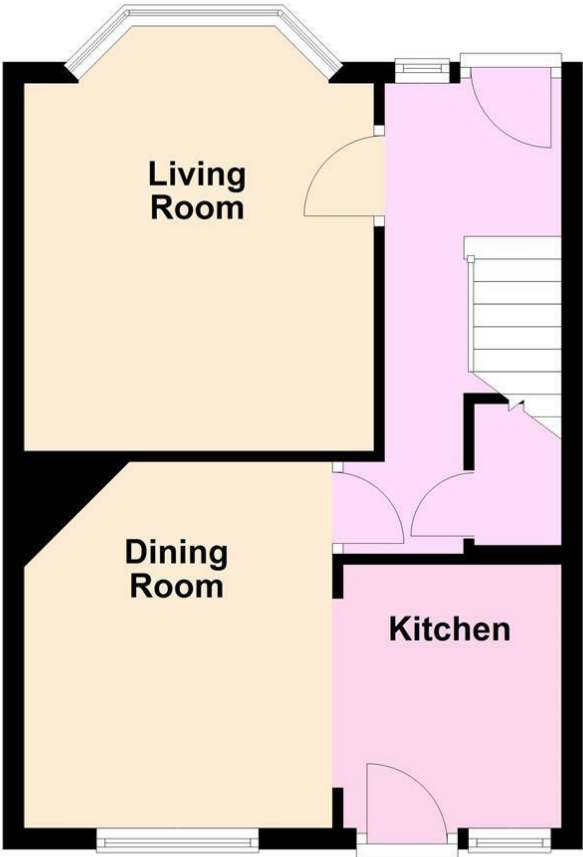
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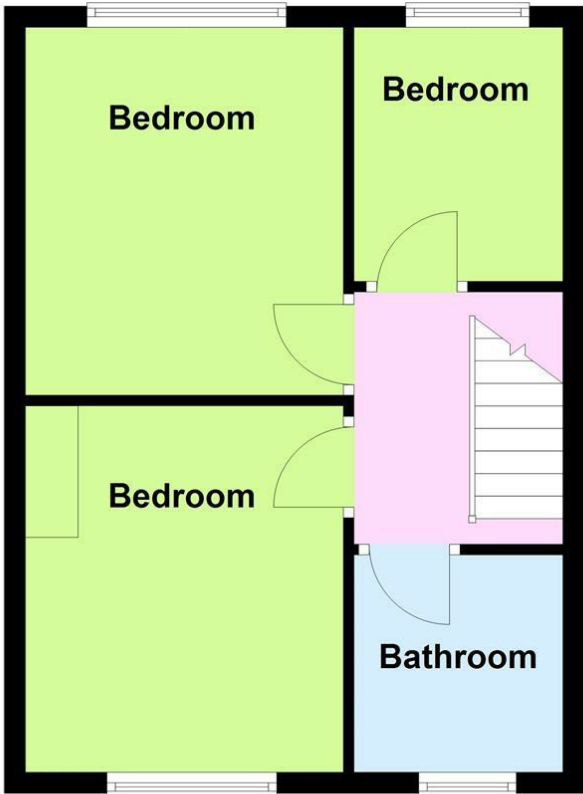
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.8 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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 <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.