



Bridgnorth Close, Worthing

Offers In Excess Of
£300,000
Freehold

- End of Terrace House
- Two Double Bedrooms
- Kitchen/Diner
- Modernised Throughout
- Westerly Facing Garden
- Off Road Parking
- Garage
- EPC Rating - D
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this well presented two bedroom end of terrace house situated in this quiet cul-de-sac in Durrington close to schools, supermarkets, parks, David Lloyd gym and bus routes nearby. Accommodation offers entrance hall, living room and kitchen/diner. Upstairs has two double bedrooms and a family bathroom. Other benefits include a Westerly facing rear garden and off road parking.

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Accommodation

Front Door

Ta

Entrance Hall

Radiator.

Living Room 14'11" x 9'8" (4.56 x 2.95)

Radiator. TV point. Telephone point. Oak flooring. Under stair storage cupboard. Double glazed window to front.

Kitchen/Diner 12'9" x 7'8" (3.90 x 2.36)

Fitted kitchen with a range of base and wall units. Work top incorporating sink with drainer. Integrated electric oven. Integrated gas hob with extractor fan over. Space for fridge. Radiator. Cupboard housing central heating boiler. Space and plumbing for washing machine. Double glazed windows to rear. Double glazed door to rear garden.

Bedroom One 12'11" x 9'4" (3.94 x 2.87)

Radiator, Storage cupboard over the stairs. Double glazed windows to front.

Bedroom Two 12'9" x 6'7" (3.91 x 2.03)

Radiator. Double wardrobe. Double glazed windows to rear.

Bathroom

Panel enclosed bath with shower over. Dual button WC. Wall mounted wash hand basin. Extractor fan. Tiled floor. Tiled walls. Airing cupboard.

Rear Garden

Westerly facing. Fence enclosed. Patio area. Lawn area. Outside tap. Access into the back of the garage.

Driveway

Car hard standing.

Garage

Up and over door. Power. Light.



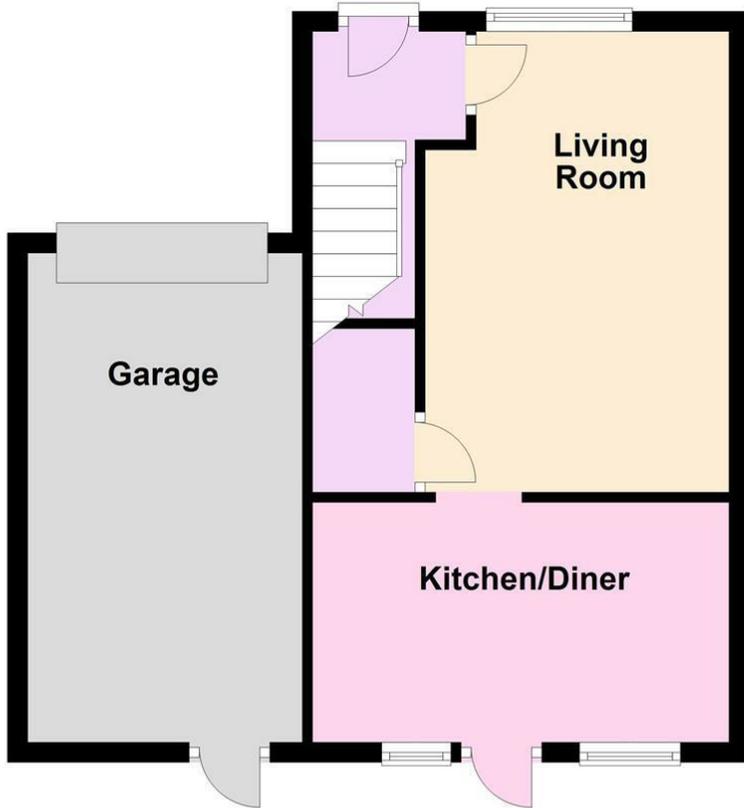
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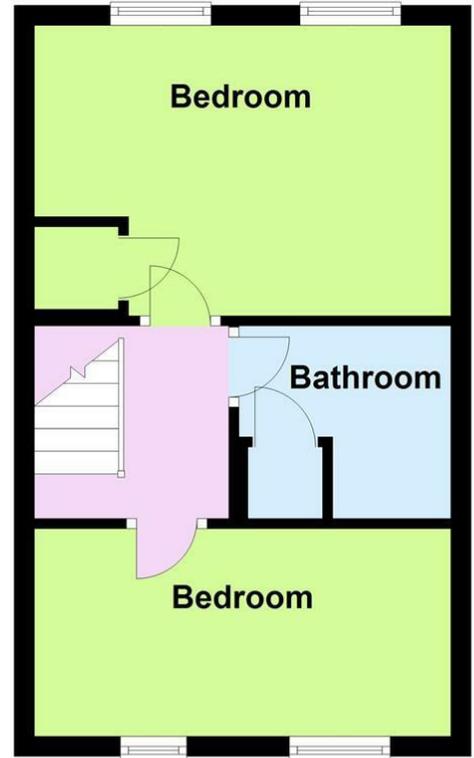
Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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 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.