



27 Cedar Close

, Worthing, BN13 2JA

Guide price £350,000

Freehold Council Tax Band C



Offered for sale is this chain free, well extended, three bedroom, semi detached house situated in this popular cul-de-sac location within Cedar Close.

In brief, the accommodation comprises spacious entrance hall with understairs storage cupboard, into lounge with a built in book case and focal fireplace, French doors opening onto the dining room and an archway opening onto a breakfast room. The extended kitchen provides a breakfast area and is double aspect with a door to the rear garden.

To the first floor are three bedrooms, a family shower room, and a separate WC.

Externally, the front garden is arranged as brick block paving providing off-road parking with a shared drive that leads to a detached garage with remote control up & over door, and a personal door giving access to the garden. The rear garden is a particular feature of the property, being well established with a profusion of tree and shrub lined borders and benefits from a South facing aspect & a shed.

Other benefits include double glazing and gas central heating. In our opinion, internal viewing is considered essential to appreciate the overall size and potential of this beautiful family home.

Situated in Cedar Close, local shops can be found nearby at both Selden Parade and Manor Parade. Buses serve the area. The nearest mainline railway station is Durrington on Sea, which gives great links to most major towns and cities.

Please call the vendor's sole agents to arrange a private viewing.

Double glazed front door





Entrance hall  
13'6 x 5'7 (4.11m x 1.70m)

Lounge  
15'4 x 10'6 (4.67m x 3.20m)

Double doors into dining room  
9'0 x 8'4 (2.74m x 2.54m)

Sitting room  
7'3 x 7'9 (2.21m x 2.36m)

Extended kitchen/breakfast room  
16'9 x 7'7 narrowing to 6'7  
(5.11m x 2.31m narrowing to  
2.01m)

Stairs to first floor

Bedroom one  
12'9 x 10'2 (3.89m x 3.10m)

Bedroom two  
10'7 x 10'10 (3.23m x 3.30m)

Bedroom three  
9'9 x 6'5 (2.97m x 1.96m)

Family shower room  
4'9 x 5'4 (1.45m x 1.63m)

Separate W/C

Off road parking

Further shared drive to garage  
17'8 x 7'8 (5.38m x 2.34m)

## Floor Plan



## Viewing

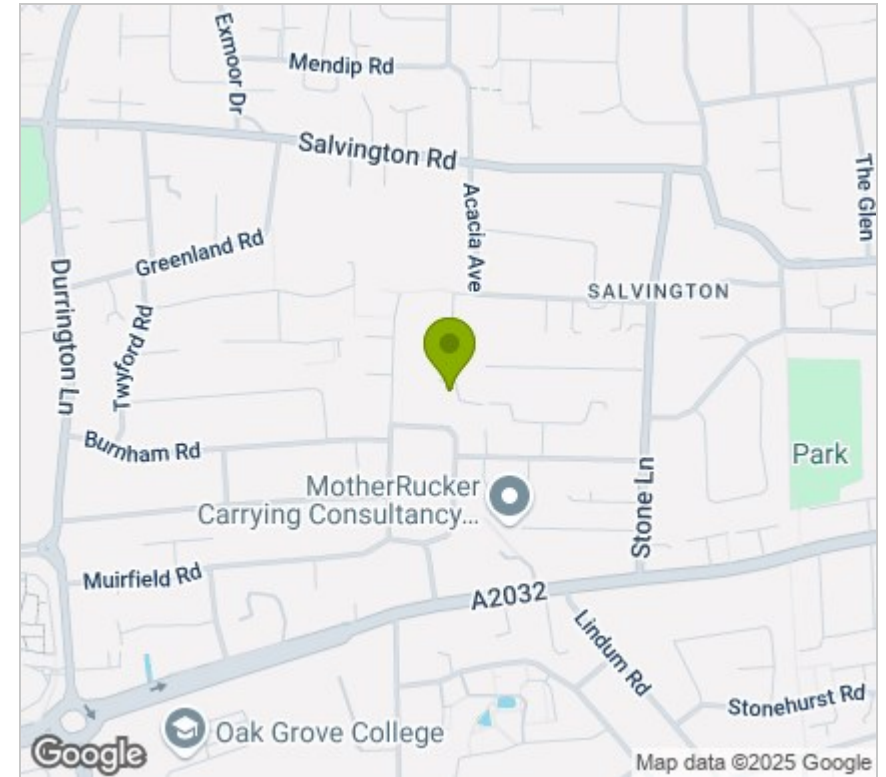
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

