



JAMES & JAMES
ESTATE AND LETTING AGENTS

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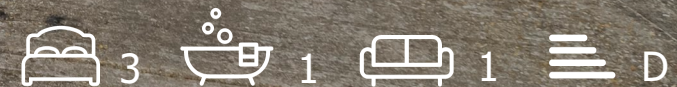


4 Canberra Road

, Worthing, BN13 3HH

Guide price £325,000

Freehold Council Tax Band C



We are delighted to offer for sale this well presented semi detached family home located in a quiet and convenient position of Worthing.

The accommodation comprises entrance hallway with double doors into a spacious open plan living/dining area. There is a fitted kitchen with a range of base and eye level units and patio doors leading to the garden.

To the first floor there are two bedrooms, both of which are doubles with fitted wardrobes and a stylish family bathroom with shower over bath.

Externally to the front there is a driveway leading to garage with an attractive lawned garden and established trees. To the rear is a good size garden which is predominately laid to lawn, seating area and potting shed with an abundance of shrubs and well established planting.

The property benefits from gas fired central heating, double glazing throughout and is offered for sale with no onward chain.

Situated in Canberra Road, the property is ideally located with local shops nearby at Manor Parade which cater for everyday needs. Tesco is also close by, along with David Lloyd health & fitness centre. The nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities. Buses also serve the area.

Entrance Hall





Living Room Area
13'10 x 9'6 (4.22m x 2.90m)

Dining Area
10'7 x 8'9 (3.23m x 2.67m)

Fitted Kitchen
9'5 x 7'2 (2.87m x 2.18m)

Stairs To First Floor

Bedroom One
13'2 x 9'9 (4.01m x 2.97m)

Bedroom Two With Fitted
Wardrobes
9'9 x 10'1 (2.97m x 3.07m)

Bedroom Three
6'10 x 5'11 (2.08m x 1.80m)

Family Bathroom

Garage
15'6 x 7'6 (4.72m x 2.29m)



Floor Plan



Viewing

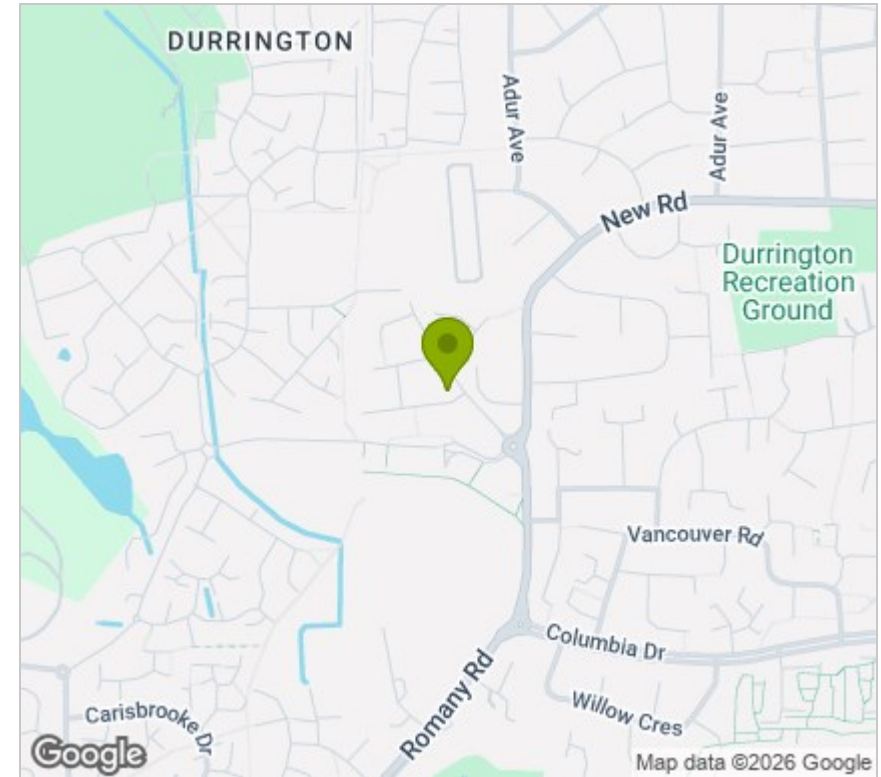
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

