



15 Crosby Close

, Worthing, BN13 2RS

Guide price £425,000

Freehold Council Tax Band D

We are delighted to offer for sale this well EXTENDED semi detached house located within a quiet and convenient cul-de-sac in Worthing.

The accommodation comprises entrance hall, ground floor w/c, SPACIOUS lounge with double doors to fitted kitchen/ diner with a range of base and eye level units and a conservatory.

On the first floor there FOUR bedrooms, three of which are bedrooms with a family bathroom with shower over bath.

Externally to the front there is a large block paved driveway with space for multiple vehicles. To the rear is a particular feature being of SOUTHERLY aspect and is mainly laid to INDIAN SANDSTONE paving with decked seating area. There is side access to the front of the property along with rear access to DETACHED GARAGE via a personal door.

Further benefits include double glazing and gas fired central heating.

Situated in Crosby Close, local shopping facilities can be found nearby at the Lamb parade, whilst the nearest mainline railway station is Durrington-on-Sea which gives fantastic links to other towns and cities.

Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 4 mile distance, while Tesco superstore is just less than a mile away.





Entrance Hall

Ground Floor W/C

Lounge/ Diner  
25' x 11'5 (7.62m x 3.48m)

Kitchen/ Diner  
20' x 18' (6.10m x 5.49m)

Conservatory  
10'3 x 7'4 (3.12m x 2.24m)

Bedroom One  
15' x 10' (4.57m x 3.05m)

Bedroom Two  
9'11 x 9'7 (3.02m x 2.92m)

Bedroom Three  
10'1 x 8'1 (3.07m x 2.46m)

Bedroom Four  
9'9 x 7'8 (2.97m x 2.34m)

Bathroom  
7'7 x 5'4 (2.31m x 1.63m)

Garage  
17'7 x 8'1 (5.36m x 2.46m)

## Floor Plan

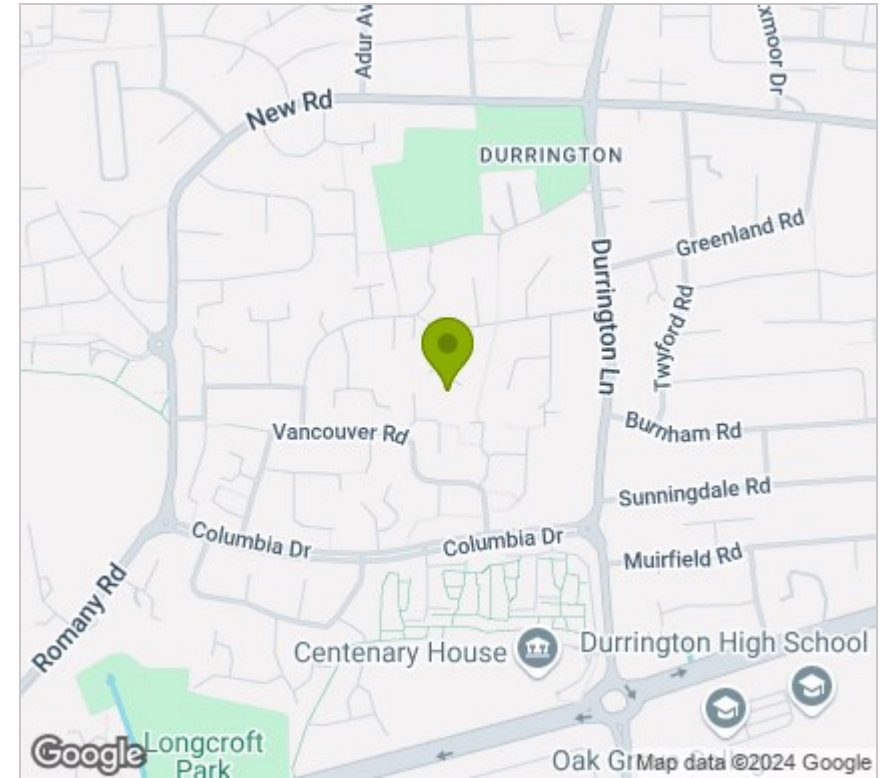


## Viewing

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

