



2 Sefton Close

, Worthing, BN13 2RT

Guide price £375,000

Freehold Council Tax Band C

***** GUIDE PRICE £375,000 - £400,000 *****

We are delighted to offer for sale this refurbished semi-detached house positioned in a peaceful cul-de-sac in Worthing.

The accommodation comprises entrance hall into w/c, spacious lounge/diner with sliding door into conservatory. There is a stunning shaker style kitchen with quartz worktops and integrated appliances.

On the first floor there are three bedrooms, two of which are good size doubles, and a modern fitted family bathroom with shower over bath.

Externally to the front, there is a newly laid block paved driveway offering parking for two vehicles and access to garage with power and light. To the rear is a good size private WEST FACING garden which is predominately laid to lawn with patio seating area, attractive borders and side access.

Further benefits include replacement double glazing (2022) and is presented in very good order throughout.

Situated in Sefton Close, 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.

In accordance with section 21 of the Estate Agency Act 1991 we advise any prospective buyer that the seller of this property is an employee at James & James Estate Agents.

Entrance Hall





Stunning Shaker Style Kitchen
9'10 x 7'2 (3.00m x 2.18m)

Ground Floor W/C

Spacious Lounge/Diner With
Herringbone LVT Floorin
20'10 x 14'4 (6.35m x 4.37m)

Double Glazed Conservatory

Bedroom One With Fitted
Wardrobes
13'9 x 10'9 (4.19m x 3.28m)

Bedroom Two
10'5 x 9'9 (3.18m x 2.97m)

Bedroom Three
7'4 x 7'2 (2.24m x 2.18m)

Re Fitted Bathroom

Private West Facing Garden

Garage With Power & Light

Block Paved Driveway



Floor Plan



Viewing

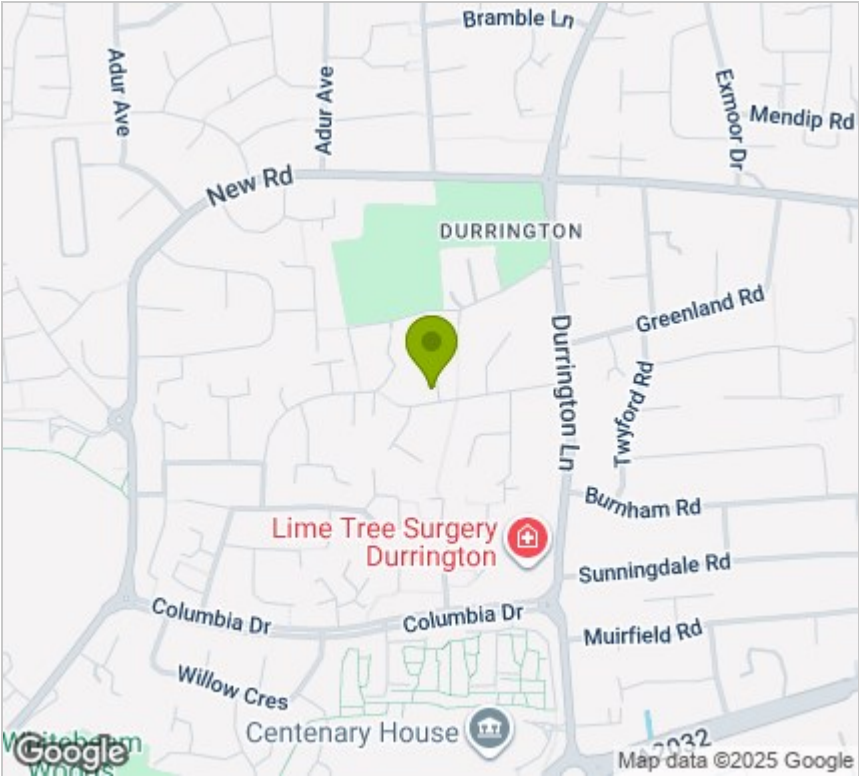
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

