



41 Vancouver Road, Worthing, BN13 2TG
Asking Price £362,000

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Immaculately presented 3 bedroom semi-detached house to in the popular Durrington area within close proximity of local shopping facilities and schools. Entrance hall leading to spacious lounge with feature bay window and electric fire, under stairs storage and opening to dining area. Modern kitchen with integrated electric hob and oven, and space for washing machine. Upstairs, two bedrooms have built in storage cupboards and the master has a recess. Fully tiled modern bathroom with WC, basin and vanity unit, p-shaped bath with shower over and shower screen, heated towel rail. South Facing rear garden laid mainly to lawn with decking area. Driveway with off-road parking. Double glazing and Gas central heating throughout. Viewing Recommended.

- Three Bedrooms
- Semi-Detached
- Modern Fitted Bathroom
- South Facing Garden
- Potential To Extend (STPP)
- Within Walking Distance Of Local Shops
- Separate Lounge/Diner/Kitchen
- Off Road Parking
- CHAIN FREE





Entrance Hall

UPVC door leading to entrance hallway. Stairs to first floor landing.

Lounge

4.09 x 3.75 (13'5" x 12'3")

Laminate flooring. Pendant light. Feature electric fireplace. Double glazed leaded light windows. Radiator. Access to downstairs cupboard.

Dining Room

3.17 x 2.49 (10'4" x 8'2")

Laminate flooring. Pendant light. Double glazed window. Radiator.

Kitchen

3.35 x 2.18 (10'11" x 7'1")

Double aspect kitchen to the rear of the property. Partially tiled walls. Wood effect roll top work surfaces with a range of contrasting white base units and draws and matching wall



units. 'Beko' hob and low level oven below. Space for washing machine. 'Baxi' boiler. Space for free standing Fridge/Freezer. Door to garden.

First Floor Landing

Carpeted stairs and landing. Clerestory window. Door leaving to all rooms.

Bathroom

1.84 x 1.87 (6'0" x 6'1")

Modern fitted fully tiled bathroom. Wash hand basin with cabinet space below. Toilet. P-shaped bath with mixer tap riser rail shower above. Glass shower screen. Obscured window.

Bedroom One

4.58 x 2.58 (15'0" x 8'5")

Spacious double bedroom to the front of the property. Recess space for wardrobe. Carpet. Radiator. Double glazed leaded light windows. Spotlights.



Bedroom Two

2.77 x 2.80 (9'1" x 9'2")

Double bedroom to the rear of the property. Carpet. Built in cupboard. Pendant Light. Radiator.

Bedroom Three

Single bedroom to the front of the property.

Carpet. Pendant Light. Radiator. Fitted cupboard space.

Outside;

South Facing Garden

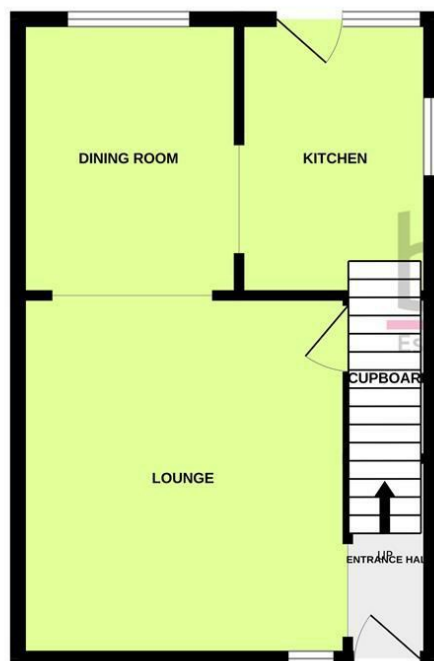
South Facing rear garden laid mainly to lawn with decking area. Space to the side of the property for additional storage. Side access to the driveway.

Parking

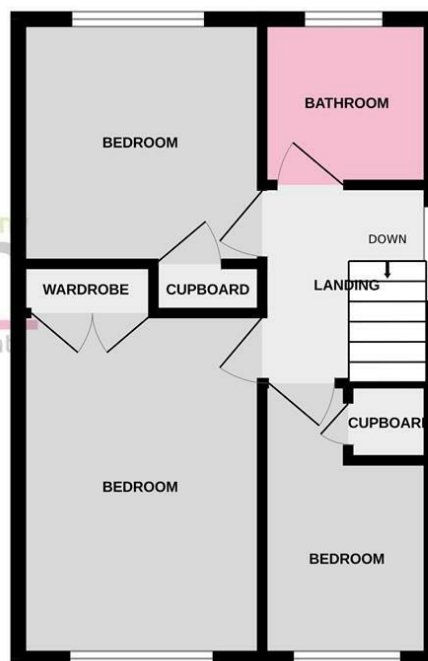
Off road parking to the front of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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