



26 Walton Close, Worthing, BN13 2BJ

Price £285,000

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Three bedroom end of terrace house situated in this popular close. Briefly the accommodation comprises: entrance hall, lounge/diner, kitchen, three bedrooms and bathroom/wc. The property also benefits from PVCu double glazing. External there is a front garden and secluded rear garden.

- Quiet cul-de-sac
- Close local schools
- End of terraced house
- Three bedrooms
- Lounge/diner
- Double glazing
- Vendor suited





Double glazed front door leading into:

### ENTRANCE HALL

Gas convector heater.

### LOUNGE/DINER

7.01m x 3.73m (23' x 12'3")  
narrowing to 8'6" in dining area. Double aspect with double glazed windows. Yorkstone fireplace surround with plinth for TV, etc. Fitted gas fire.

### KITCHEN

2.82m x 1.96m (9'3" x 6'5")  
Modern kitchen with roll top work surfaces with inset one and half bowl single drainer stainless steel sink unit. Excellent range of base units with matching eye level wall units. Space and plumbing for washing machine. Space for tall fridge/freezer. Shelved larder cupboard.

Understairs storage cupboard. Double glazed window and double glazed door to garden.

stairs from entrance hall leading up to:

### FIRST FLOOR LANDING

Shelved linen cupboard housing lagged hot water tank. Access via hatch to loft space.

### BEDROOM 1

3.48m x 2.67m (11'5" x 8'9")  
Double glazed window.

### BEDROOM 2

3.35m x 2.54m (11' x 8'4")  
Double glazed window.

### BEDROOM 3

Double glazed window.

### BATHROOM/WC

Tiled bathroom. White suite comprising panelled bath with 'Mira' shower above. Pedestal wash hand basin. Close coupled wc. Double glazed window.

### OUTSIDE

### FRONT GARDEN

Laid to lawn. Side gate giving access to :

### REAR GARDEN

Secluded garden with two paved patio areas. Remainder laid to lawn with flower borders. Garden shed. Gate to side and rear giving pedestrian access.

### Required Information

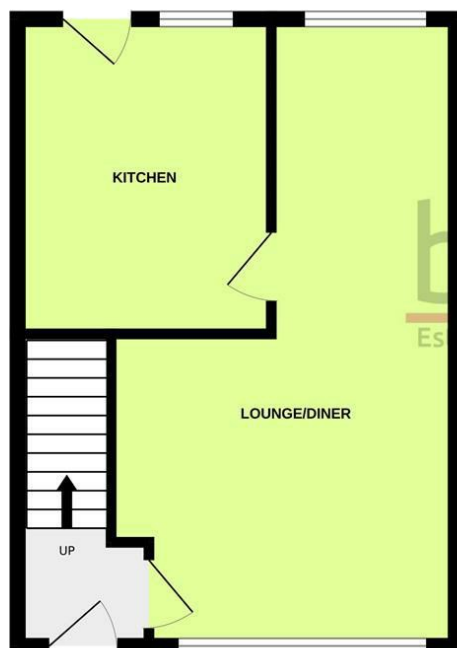
Council tax band: C

Draft version: 1

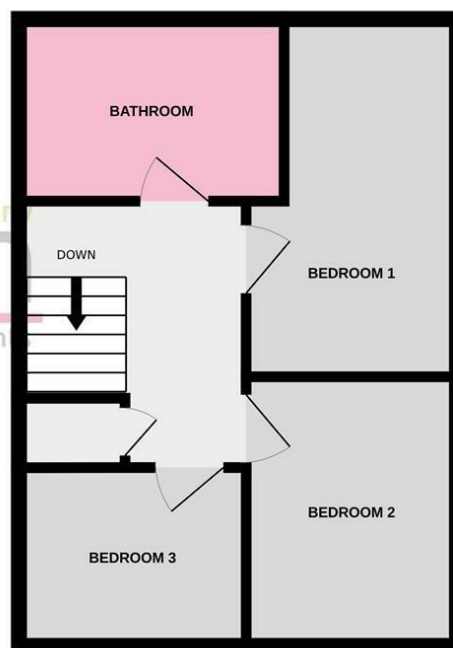
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 27                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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



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