



22 Chilgrove Close, Worthing, BN12 6NQ  
Price £350,000

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\*\*\*CHAIN FREE\*\*\*MODERN INTERIOR\*\*\* GARAGE\*\*\*SOUTH FACING GARDEN\*\*\*A fantastic opportunity to purchase this three bedroom semi detached house in popular Goring By Sea. Conveniently located near to local shops, schools and transport links. This home offers modern and spacious accommodation briefly comprising, entrance porch, hall, lounge, extended dining room and kitchen. To the first floor there are three bedrooms and bathroom/Wc. Externally there is a SOUTH FACING rear garden, front garden and GARAGE.

- Semi Detached House
- Three Bedrooms
- Lounge & Extended Dining Rm
- Modern Kitchen
- Modern Bathroom/Wc
- GCH & Double Glazing
- Garage / Chain Free
- South Facing Rear Garden







Double glazed front door opening to

#### Entrance Porch

Double glazed obscure glass window. Wood effect floor. Part glazed modern door opening to entrance hall.

#### Entrance Hall

Staircase rising to first floor. Radiator. Wood effect floor. Inset spotlights. Door to lounge/dining room.

#### Lounge

4.32 x 3.51 (14'2" x 11'6")

Wood effect floor. Radiator. Under stairs cupboard. Double glazed window to front.

#### Extended Dining Room

4.87 x 2.31 (15'11" x 7'6")

Radiator. Double glazed double doors and double glazed windows over looking and leading to the South aspect rear garden. Door to kitchen.

#### Kitchen

2.14 x 2.65 (7'0" x 8'8")

Range of work surfaces with cupboards and drawers under. Inset single drainer sink unit. Space for washing

machine. Space for fridge freezer. Fitted for ring electric hob with oven under and extractor above. Part tiled walls. Inset spotlights. Double glazed window.

#### First Floor Landing

Access hatch to loft space. Inset spotlights. Storage cupboard housing wall mounted boiler.

#### Bedroom One

3.46 x 2.61 (11'4" x 8'6")

Double glazed window. Radiator. Recessed double wardrobe. Inset spotlights.

#### Bedroom Two

2.60 x 2.96 (8'6" x 9'8")

Double glazed window. Radiator. Inset spotlights. Recessed single wardrobe.

#### Bedroom Three

1.84 x 1.93 (6'0" x 6'3")

Double glazed window. Radiator. Inset spotlights.

#### Bathroom WC

1.64 x 1.80 (5'4" x 5'10")

A modern white suite comprising panel enclosed bath

with rainwater shower fitting, shower attachment and glass shower screen, Vanity wash hand basin with cupboards under and low level flush WC. Double glazed obscure glass window. Chrome towel radiator. Inset spotlights. Extractor fan.

#### Rear Garden

Paved patio and path to rear access gate. Outside tap. Gate to side. Personal door to garage.

#### Garage

Up and over door. Personal door to garden.

#### Front Garden

Open plan, laid to lawn with path to front door.

#### 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.









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>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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