



6 Canterbury Court, Worthing, West Sussex, BN13 1BB

£370,000

Open day Saturday 12th June, call to make an appointment A very well presented three bedroom family home located within this quiet residential address close to West Worthing railway station. The bright and spacious accommodation comprises through lounge/dining room, modern fitted kitchen with integrated appliances, three bedrooms, built in wardrobes and a stylish family bathroom with a shower over the bath. Having gas central heating and double glazed windows. Off street parking for two cars at the front plus rear access with a further hardstanding for one vehicle and a pretty lawn rear garden.



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Front door to

Upvc double glazed entrance porch. Perfect for storing outdoor footwear.

Entrance hall

A further glazed door opens into the entrance hall. Access to all rooms and an under stairs storage cupboard.

Living room

14'7 x 11'9 (4.45m x 3.58m)

An east facing living room capturing the morning sunshine, with an attractive fireplace, radiator and double glazed window. The room opens up to the dining room and Kitchen. A great space to entertain family and friends.

Dining room

11'8 x 10'1 (3.56m x 3.07m)

Flowing seamlessly from the living room is the second reception room. French double glazed doors open onto the garden with a radiator, the breakfast bar makes this a sociable room when family members are preparing meals.

Kitchen

11'9 x 7'3 (3.58m x 2.21m)

Modern kitchen with ample storage, plumbing and space for major appliances with a number built in, including Microwave, Oven, Gas hob with extractor over and a dishwasher. Double glazed window over looking the rear garden.

Stairs to first floor landing

Access to loft space and all rooms.

Bedroom 1

14'7 x 11'1 (4.45m x 3.38m)

An east facing double bedroom capturing the morning sunshine with a radiator and a double glazed window.

Bedroom 2

12'3 x 11'1 (3.73m x 3.38m)

Double bedroom with built in cupboards overlooking the rear garden, radiator and a double glazed window.

Bedroom 3

8'5 x 6'4 (2.57m x 1.93m)

Front aspect bedroom with a radiator and a double glazed window.

Bathroom

Family bathroom with matching white suite comprising shower over the bath, low level wc, a pedestal wash basin and built in storage, double glazed window.

Front driveway

Off-Road parking for two vehicles.

Rear garden

A lawn rear garden being of a Westerly aspect with a further hard standing for one vehicle.

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