



8 Dianthus Grove, Worthing, BN13 3ZA

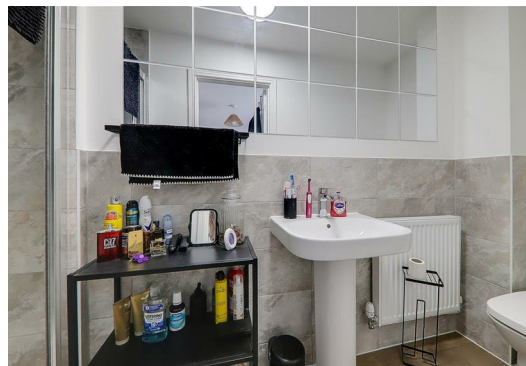
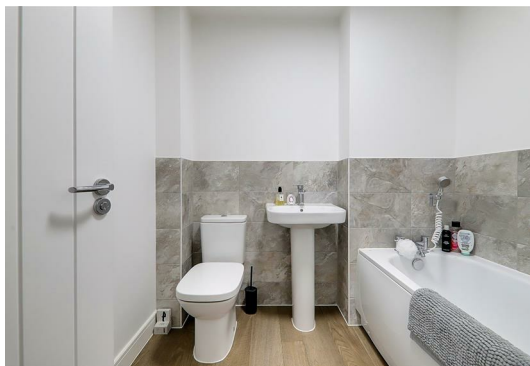
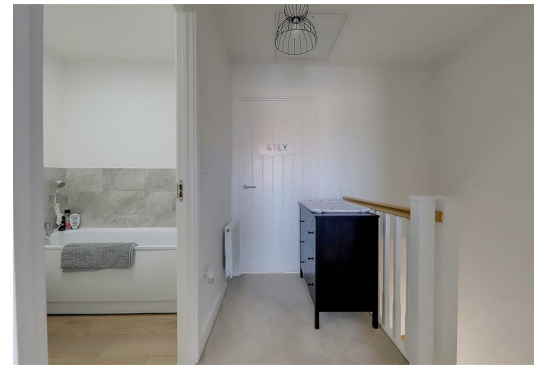
Price £345,000

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A fantastic opportunity to purchase The Ashenford design semi detached house located on Barley Grange, Castle Park. Built in 2022 by Taylor Wimpey and with the added feature of an extended rear garden. This home offers modern and light accommodation briefly comprising, entrance, cloakroom/Wc, kitchen and living room with access to the rear garden. To the first floor there are two bedrooms, ENSUITE shower room to the main bedroom and family bath/shower room/Wc. Externally there is a lawned rear garden and private drive for two vehicles. Viewing Recommended.

- Semi Detached House
- Built in 2022
- The Ashenford Design
- Extended Rear Garden
- Two Parking Spaces
- Ensuite Shower Room/Wc
- GF WC & Family Bathroom
- Vendor Suited



Double glazed front door opening to

#### Entrance

Double doors to utility cupboard housing wall mounted boiler and space and plumbing for washing machine. LVT flooring.

#### Spacious Cloakroom/Wc

Low level flush Wc. Pedestal wash hand basin. Radiator. Double glazed window. LVT flooring.

#### Kitchen

2.74m x 2.11m (9' x 6'11)

Range of work surfaces with cupboards and drawers fitted under. Inset sink. Integrated fridge/freezer and slimline dishwasher. Fitted gas hob with oven under and concealed extractor above. Range of matching wall cupboards. LVT flooring.

#### Living Room

4.32m x 4.01m (14'2 x 13'2)

With double glazed double doors and windows either side over looking and leading to the rear garden. Part wood panelled walls. Radiator. LVT flooring.

#### First Floor Landing

Access hatch to roof space. Radiator.

#### Bedroom One

3.30m x 3.28m (10'10 x 10'9)

Double glazed window. Radiator.

#### Ensuite Shower Room/Wc

Step in shower cubicle, pedestal wash hand basin and low level flush Wc. Radiator. Part tiled walls. Extractor fan. Wood effect Vinyl floor. Extractor fan.

#### Bedroom Two

4.32m max x 2.51m (14'2 max x 8'3)

Two double glazed windows. Radiator. Built in storage cupboard.

#### Bathroom/Wc

Panelled bath, pedestal wash hand basin and low level flush Wc. Radiator. Part tiled walls. Extractor fan. Wood effect Vinyl floor.

#### Rear Garden

An extended garden plot with lawn and patio with

matching paved pathway. Two sheds. Gate providing access to the front. Raised painted timber sleeper borders.

#### Private Driveway

Providing parking for two vehicles.

#### Required Information

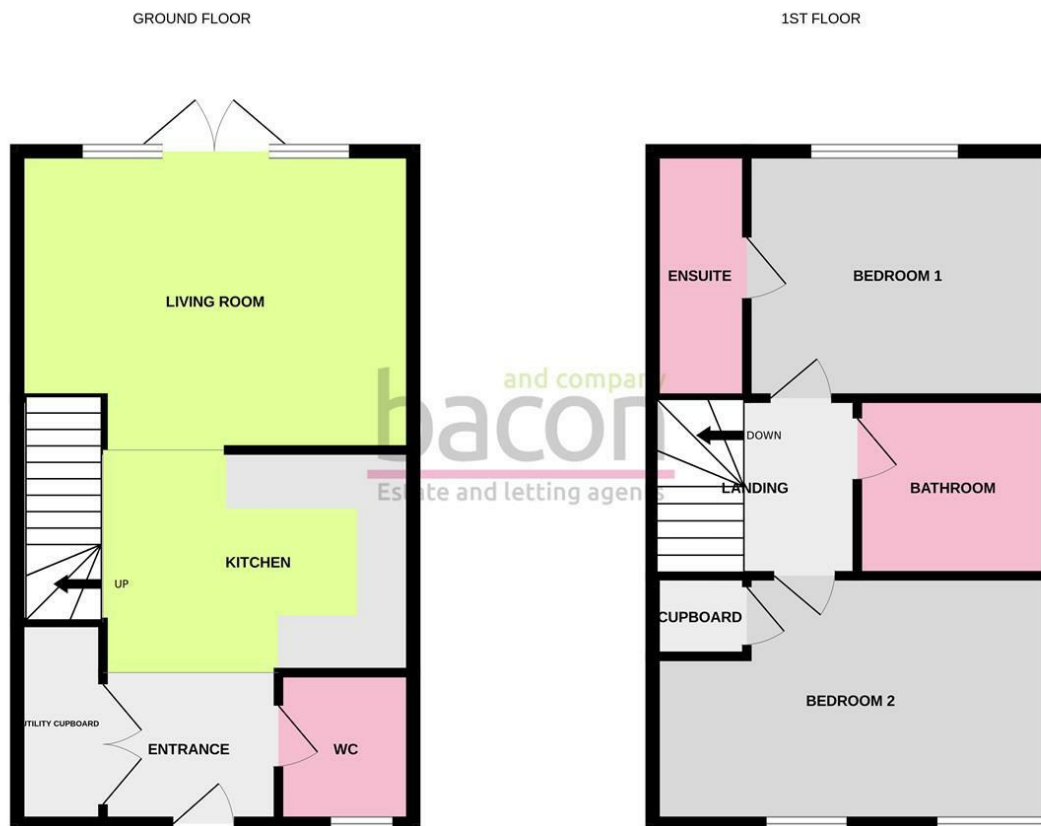
Estate Management Charge: TBC

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>                          |                            | <b>97</b> |
| (81-91) <b>B</b>                            | <b>84</b>                  |           |
| (69-80) <b>C</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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