



Sunflower Street, Worthing, BN13 3FP
Offers Over £375,000



We are pleased to offer for sale this deceptively spacious and well presented semi-detached house forming part of this popular development. The property features three bedrooms, modern fitted kitchen, open plan lounge/dining room, en suite and family bathroom. The semi-detached house benefits from a rear garden, garage and allocated parking space.



Key Features

- Well Presented Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Open Plan Lounge/ Dining Room
- Ground Floor Cloakroom
- En-Suite & Family Bathroom
- Garage
- Allocated Parking Space
- Chain Free
- Close To Local Shopping Facilities



3 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

A storm porch covers the front door which opens up into the entrance hallway with doors to the lounge/dining room, ground floor cloakroom and stairs to first floor. The open plan lounge/dining room measures a generous 16'10 x 15'6, has two large windows and double doors opening to the rear garden. An opening leads to the modern shaker style kitchen which has been fitted with an array of floor and wall mounted units with a full range of integrated appliances. To the first floor are three bedrooms with the primary bedroom featuring large double fitted wardrobe and a modern en-suite shower room. The family bathroom has been fitted with a full white suite including bath with shower over, glass screen, WC and hand wash basin.

EXTERNAL

The rear garden has been laid to lawn with Indian sandstone patio and is fence enclosed with a gate giving side access. There is an allocated parking space positioned in front of the brick-built garage which can also be accessed via the timber gate.

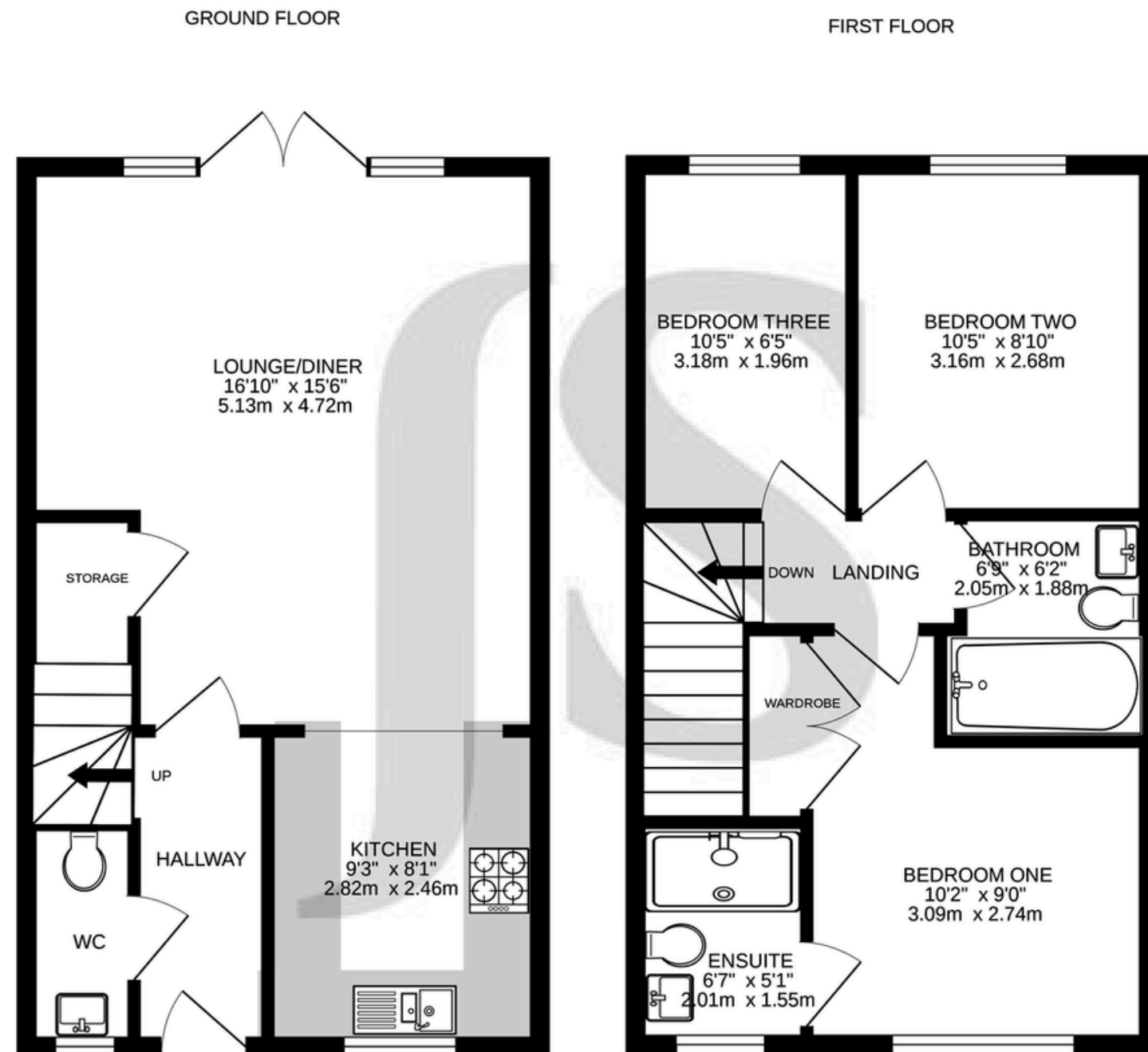
LOCATION

within the popular new Saxons Plain development site just off Fulbeck Avenue. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby. The property is located in The Laurels Primary School catchment area.

COUNCIL TAX BAND

D





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		96
(81-91) B	84	
(69-80) C		
(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	

Property Details:

Floor area (as quoted by EPC): 79 sqm

Tenure: freehold

Council tax band: d

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.