



12 Juniper Close

, Worthing, BN13 3PR

Guide price £400,000

Freehold Council Tax Band D

Guide Price £400,000 - £425,000.

James & James Estate Agents are delighted to bring to the market this deceptively spacious and extended three bedroom detached house.

In brief the accommodation comprises entrance hall, ground floor cloakroom, converted garage forming a study area and utility/kitchenette, through lounge/diner, kitchen opening onto the UPVC double glazed conservatory. To the first floor there are three double bedrooms, and a modern refitted bath & shower room with wash hand basin inset to vanity unit.

Externally the rear garden is a particular feature of the property having been landscaped into 2/3 different areas with majority laid to lawn and maturing tree and shrub lined borders. The front of the property is laid to brick block paving providing off road parking. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall size of this modern family home.

Situated in Juniper Close on the popular Highdown Copse residential development, local shops can be found nearby at Tecso superstore which cater for everyday needs, the David Lloyd health centre with indoor and outdoor pool and state of the art fitness gym is just a short walk away.

Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately four mile distance, and the nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

### Entrance hall





Lounge/diner  
23'6 x 10'5 (7.16m x 3.18m)

Kitchen  
10'2 x 8'0 (3.10m x 2.44m)

Conservatory  
13'1 x 9'7 (3.99m x 2.92m)

Ground floor W.C.

Converted garage/study area  
8'0 x 7'0 (2.44m x 2.13m)

Kitchenette/utility area  
7'10 x 7'3 (2.39m x 2.21m)

Stairs to first floor landing

Bedroom one  
11'6 x 10'3 (3.51m x 3.12m)

Bedroom two  
10'7 x 8'4 (3.23m x 2.54m)

Bedroom three  
10'2 x 8'0 (3.10m x 2.44m)

Bath & shower room  
8'4 x 7'1 (2.54m x 2.16m)

Off road parking

Rear garden



## Floor Plan

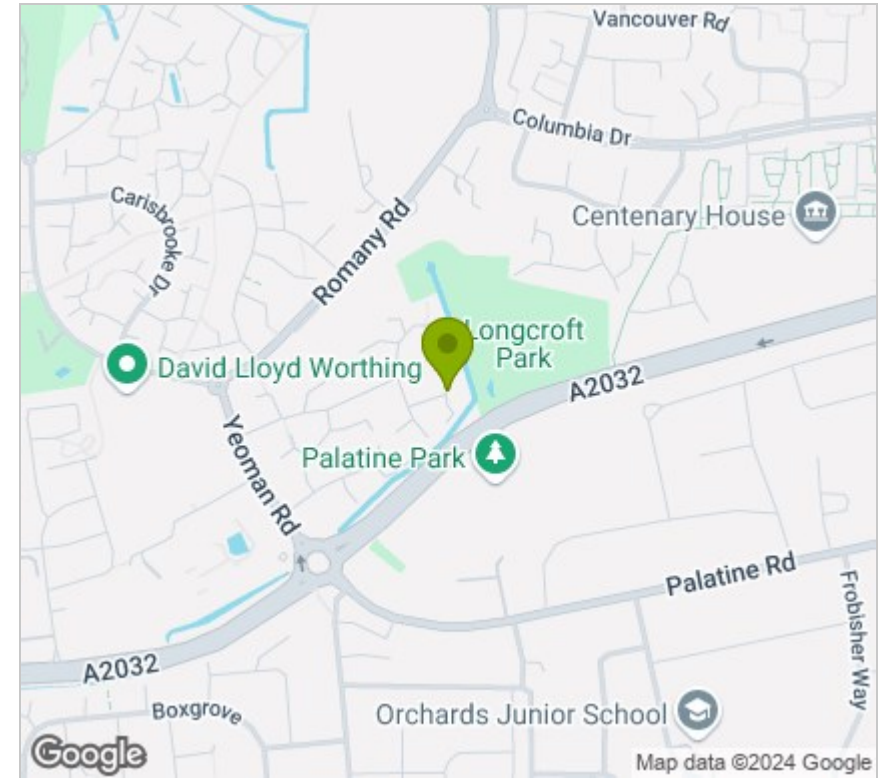


## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

