



hamlyn
smith.

Peony Grove, Worthing, BN13 3GF

£290,000

hamlyn smith.

 2 Bedrooms

 1 Reception

 2 Bathrooms

A fantastic two-bedroom modern house in Peony Grove with two bathrooms and a wonderful sunny west-facing garden. Off-street parking for two cars.

- A modern two-bedroom house
- Still under a new homes warranty
- Beautifully presented throughout
- Kitchen / Diner
- West facing rear garden
- Bathroom & ensuite
- Energy efficient
- EPC B
- Council Tax Band C



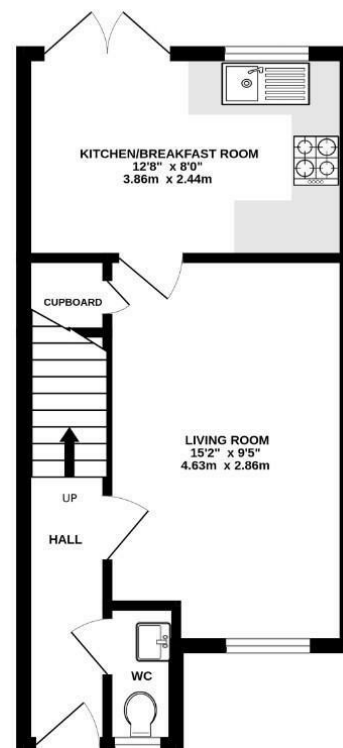


This modern two-bedroom, end-of-terrace house was built in 2017 and benefits from modern building and insulation standards. It has plenty of kerb appeal; with a red-brick exterior and a pitched roof, it sits back off Peony Grove, with a driveway which provides parking for two vehicles. There are also visitor parking bays for your guests.

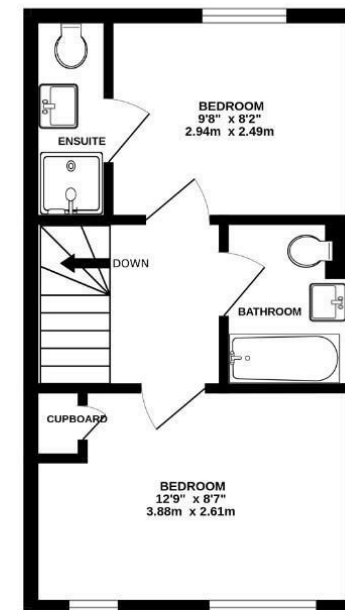
The living room on the ground floor is over four metres in length, with a door through to the kitchen breakfast room across the back of the house. The kitchen has an Electrolux electric fan oven, a gas hob, space for a washing machine, space for a dishwasher, space for a full-height fridge freezer and an Ideal LOGIC combi boiler.

Doors open from the kitchen to the lovely garden which gets loads of sun late into the day as it enjoys a westerly aspect. The garden has been thoughtfully landscaped, with flagstones near the house forming a patio area, extending in a path down to the shed at the back of the garden, and also down the side of the house, where there is extremely useful side access.

Upstairs, the main bedroom is across the full width of the house, with two windows and space for wardrobes. The second bedroom, at the back of the house, has views over the garden and its own ensuite shower room, with a thermostatic shower. The main bathroom has a modern white suite and the bath has an electric shower above. As well as the two upstairs bathrooms, there is also a WC on the ground floor, off the entrance hall. The house has plenty of storage, with an understairs cupboard, a boarded loft space, with pull-down ladder and electric light, and a large shed in the garden.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.

TOTAL FLOOR AREA: 610 sq.ft. (56.6 sq.m.) approx.

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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