



Violet Close, Worthing

Offers In Excess Of
£425,000
Freehold

- Detached Family Home
- Three Good-Sized Bedrooms
- Modern Kitchen/Dining Room
- Spacious Living Room
- En-Suite To Master Bedroom
- Garage
- Off-Road Parking
- Council Tax Band - D
- South-West-Facing Garden
- EPC Rating - B

We are delighted to offer to the market this beautifully presented three-bedroom detached house situated in this ideal Durrington location close to schools, supermarkets, parks, David Lloyd gym, bus routes, and easy access to the A27 nearby. Accommodation comprises an entrance hallway, a spacious living room, a modern kitchen/dining room, a utility room, and a downstairs WC. Upstairs offers three good-sized bedrooms, with the main bedroom having an en-suite and a family bathroom. Other benefits include a garage with carport, additional off-road parking, and a large, well-maintained south-west-facing garden.

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**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Front Door

to:

Hallway

Radiator.

Kitchen/Dining Room 9'01" x 18'13" (2.77m x 5.49m)

White fronted wall and base units. Electric oven. Four ring gas hob with extractor fan over. Basin with mixer tap. Space for dishwasher and fridge freezer. Part tiled. Space for dining table and chairs. Storage cupboard. Radiator. Triple aspect double glazed window.

Utility Room

Space for washing machine/tumble dryer. Boiler. Radiator.

Living Room 9'85" x 18'12" (2.74m x 5.49m)

Dual aspect. Radiator. TV point. Double glazed doors to garden.

Downstairs WC

WC. Pedestal wash hand basin. Radiator.

Stairs

Landing

Radiator. Double glazed window. Over stair storage. Loft access.

Bedroom One 18'13" x 10'03" max (5.49m x 3.12m max)

Radiator. Dual aspect double glazed window.

Ensuite

Radiator. Double glazed frosted window. Walk in shower cubicle with wall mounted shower. Mirrored wall cabinet. WC. Pedestal wash hand basin.

Bedroom Two 7'97" x 10'21" (2.13m x 3.05m)

Dual aspect double glazed window. Radiator.

Bedroom Three 7'22" x 8'78" (2.13m x 2.44m)

Double glazed window. Radiator.

Bathroom 8'83" x 5'81" (2.44m x 1.52m)

Bath. Pedestal hand wash basin. WC. Part tiled. Mirrored wall cabinet. Radiator. Double glazed window.

Rear Garden

South West facing. Part slabbed. Lawn area.

Front Garden

Lawn. Off road parking.

Garage

With carport.

Agents Notes

Site fee of approximately £300 per annum which can be paid in monthly installments and includes the up keep of the development such as roads, pavements, grass verges and community space.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

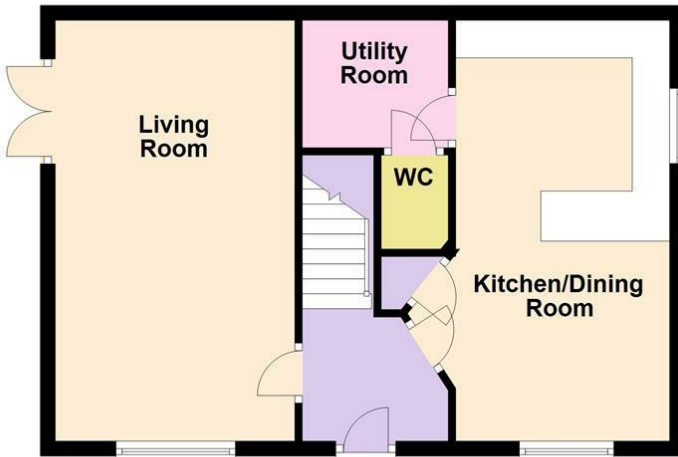
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Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.