



Peony Grove, Worthing

Offers In Excess Of
£310,000
Freehold

- End of Terraced Family Home
- Two Bedrooms
- Open Plan Kitchen / Diner
- Cloakroom/w.c
- Two Bath/shower Rooms
- Landscaped Rear Garden with Summer House
- Two Parking Spaces
- EPC - B
- Council Tax - C
- FREEHOLD

A well presented end of terraced family home ideally situated in this favoured location close to local shops, schools, parks, bus routes and mainline station nearby. Accommodation offers entrance hall, downstairs w/c, living room and open plan / kitchen diner. Upstairs there are two bedrooms with one benefiting from an en-suite and a further family bathroom. Other benefits include a landscaped rear garden with summer house.

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Accommodation

Entrance Hall

Radiator, door leading to;

Downstairs W/C

Pedestal wash basin, low level flush w/c, wood effect flooring.

Lounge 19'9 x 9'0 (6.02m x 2.74m)

Double glazed window, radiator, TV point, under stairs storage cupboard house electric meters.

Kitchen / Diner 12'2 x 8'3 (3.71m x 2.51m)

Matching range of wall and base units, one and half bowl stainless steel sink unit inset to wooden work top, integrated oven with four ring gas hob above and extractor fan, space for fridge freezer and washing machine, cupboard housing boiler, double glazed window, wood effect flooring, double glazed patio doors leading out to the rear garden.

Stairs leading up;

Landing

Bedroom One 13'3 x 8'5 (4.04m x 2.57m)

Two double glazed windows, door leading to storage space, radiator.

En-Suite Shower Room

Shower enclosure with shower head and hand held shower attachment, pedestal wash hand basin with vanity unit above and part tiled wall, low level flush w/c, wood effect flooring.

Bedroom Two 9'2 x 8'2 (2.79m x 2.49m)

Double glazed window, radiator, door leading into;

Bathroom

Double glazed frosted window, panel enclosed bath, pedestal wash hand basin, low level flush w/c with vanity unit above.

Rear Garden

Paved and laid to lawn, gate to side providing access to the front.

Summer House 8'6 x 5'6 (2.59m x 1.68m)

Double glazed windows with power and lighting.

Allocated Parking

Two allocated parking spaces



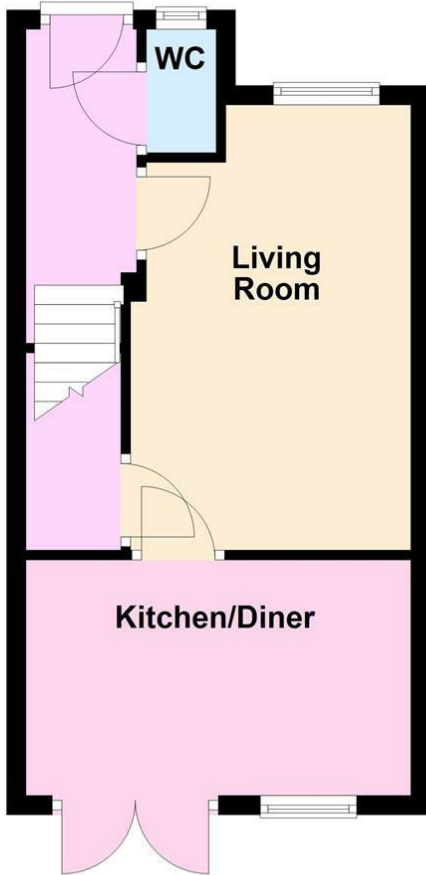
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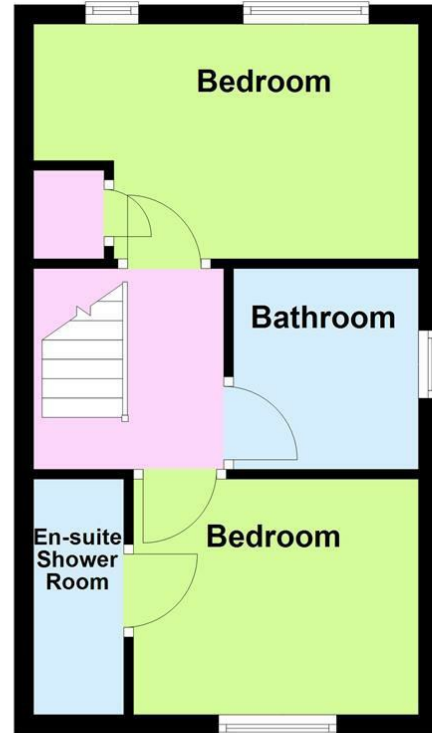
Ground Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 58.8 sq. metres (633.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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	

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