



**Sunflower Street, Worthing, BN13**

Offers Over **£550,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 2

**Tenure:** Freehold

- Well Presented Detached House
- Four Bedrooms
- Modern Kitchen & Dining Room
- Bay Fronted Lounge
- Ground Floor Study
- Utility & WC
- Bathroom & En Suite Shower Room
- Landscaped Rear Garden
- Off Road Parking
- Garage

**We are delighted to present this beautifully presented detached family home to the market. The property offers four generously sized bedrooms, including a primary bedroom with en suite shower room, alongside a stylish family bathroom. At the heart of the home is a spacious, contemporary kitchen/dining room featuring double doors that open directly onto the rear garden. A bright, south facing lounge with an attractive bay window. Further benefits include a ground floor office, ideal for home working, as well as a separate utility room with WC. The landscaped rear garden offers a private outdoor retreat and provides direct access to the garage. The property also benefits from off-road parking and close to local shopping facilities.**





## INTERNAL

The front door opens into a welcoming entrance hall, providing access to all ground floor accommodation. To the rear of the property is a beautifully presented kitchen/dining room spanning the full width of the house. The kitchen is fitted with a range of modern white wall and base units and integrated appliances, including an eye-level oven, fridge/freezer, dishwasher, five-ring gas hob, sink and drainer. There is ample space for a large dining table and chairs, with double doors opening directly onto the rear garden, as well as additional double doors leading through to the lounge, creating a versatile and sociable living space. The lounge is bright and inviting, featuring an attractive bay-fronted window. The ground floor also benefits from a dedicated study with fitted desk and storage, ideal for home working, along with a convenient ground floor WC and utility room, which provides space and plumbing for a washing machine. On the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en suite shower room. The family bathroom is fitted with a bath with shower over, wash hand basin and WC.

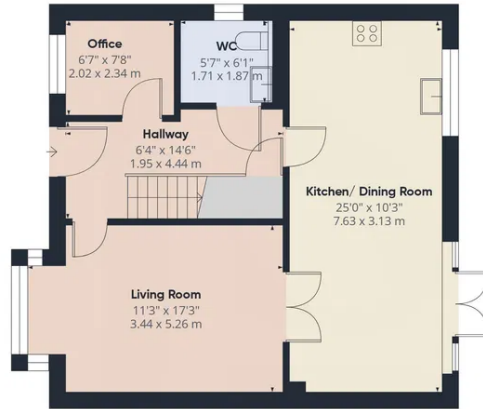
## EXTERNAL

The property benefits from off-road parking in front of the garage and is equipped with an EV charging point. A timber gate provides convenient access to the rear garden. The rear garden has been thoughtfully landscaped, featuring a porcelain tiled patio area, a section laid to lawn, well-stocked flowerbed borders, and a raised decked seating area at the rear, creating an ideal space for relaxing and entertaining. The garage is fitted with an up-and-over door, along with a personal door providing direct access.

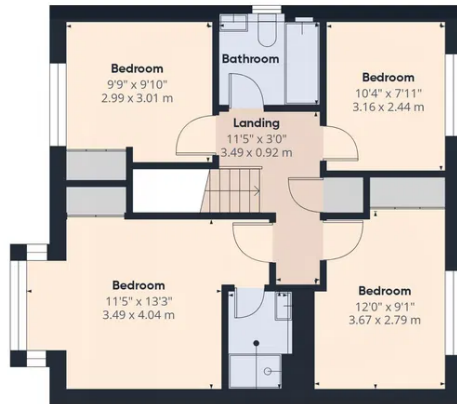
## SITUATED

Situated within a popular development just off Fulbeck Avenue, the property enjoys a convenient and well-connected location. There is easy access to the A27 and A259, making it ideal for commuters. A Tesco superstore, along with a range of other local amenities, is approximately 600 yards away. Goring-by-Sea railway station is located around one and a half miles from the property, providing mainline links, and regular bus services operate nearby. The property also falls within the catchment area for The Laurels Primary School.





Ground Floor



Floor 1

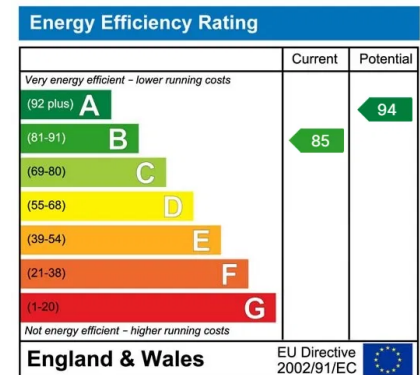


Approximate total area<sup>(1)</sup>  
1231 ft<sup>2</sup>  
114.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.