



12 Juniper Close, Worthing, BN13 3PR
£400,000



Property Type: Link Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Link Detached House
- Three Bedrooms
- Lounge/ Dining Room
- Kitchen/ Breakfast Room
- Ground Floor WC
- Utility Room & Ground Floor Office
- Four Piece Bathroom
- Good Size Rear Garden
- Off Road Parking
- Quiet Cul De Sac

We are delighted to offer to the market this well-presented link-detached family home. The property features three bedrooms, a spacious lounge/dining room, a modern kitchen/breakfast room, utility room, ground floor cloakroom and a versatile home office. Occupying one of the larger plots within the development, the property benefits from a generous rear garden and off-road parking.





INTERNAL

A front door opens into the welcoming entrance hall, providing access to all ground floor accommodation, including a cloakroom/WC, utility room and home office. The utility room offers space and plumbing for a washing machine, a sink with drainer, a door to the rear garden and internal access to the versatile home office. The spacious dual-aspect lounge/dining room provides ample room for both seating and dining furniture, featuring an attractive electric fireplace, French doors opening onto the rear garden and a connecting door to the kitchen/breakfast room. The well-appointed kitchen is fitted with a range of wall and base units, incorporating a built-in double oven, gas hob, sink with drainer, space for a dishwasher and fridge/freezer, and plenty of room for a breakfast table and chairs. Double doors provide direct access to the rear garden. To the first floor are three well-proportioned bedrooms, with the two principal bedrooms benefiting from built-in wardrobes. The family bathroom is fitted with both a panel-enclosed bath with shower over and glass screen, a separate shower cubicle, wash hand basin with vanity storage, and WC. The landing also provides access to the airing cupboard and loft via a hatch.

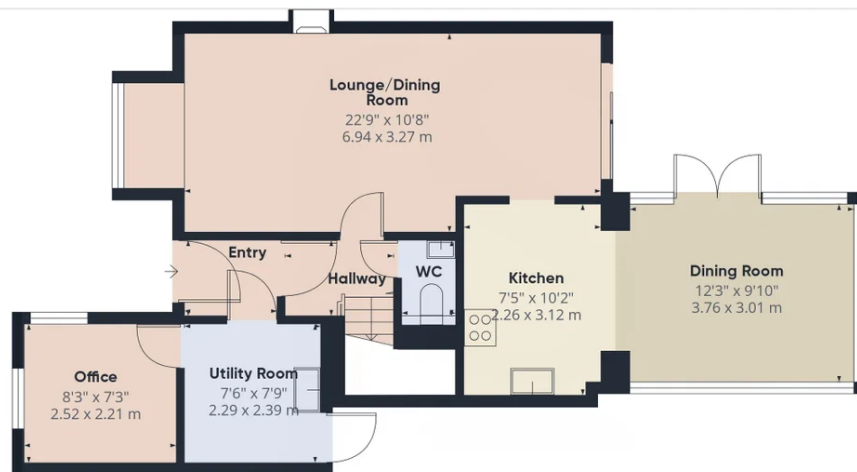
EXTERNAL

To the front of the property, there is ample off-road parking for several vehicles, with a timber side gate providing access to the rear garden. The beautifully landscaped rear garden enjoys a Mediterranean-inspired design, featuring shingled areas, a decked seating terrace and a patio with a pergola, creating the perfect space for outdoor dining and entertaining. Enclosed by attractive walls for added privacy, the garden also leads through a gate to a additional garden space.

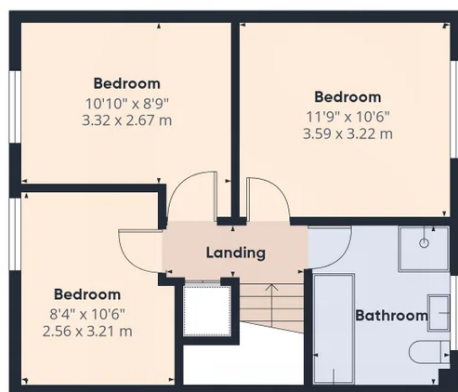
SITUATED

Situated in a quiet cul-de-sac within the popular Highdown Copse development, the property enjoys a convenient location close to a range of local amenities. Everyday shopping can be found along Palatine Road, approximately half a mile away, with a Tesco Superstore within a mile. David Lloyd Worthing Leisure Centre is also nearby, while the property falls within easy walking distance of local first, middle and high schools. Excellent transport links are close at hand, with convenient access to both the A259 and A27, making it an ideal location for commuters. There is also access to the local park nearby.





Ground Floor



Floor 1

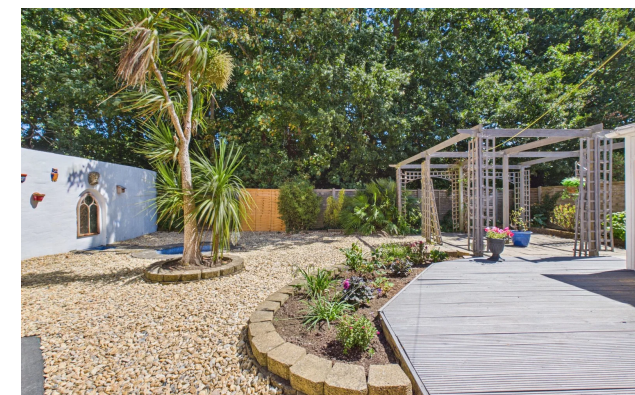


Approximate total area⁽¹⁾
1045 ft²
97 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.