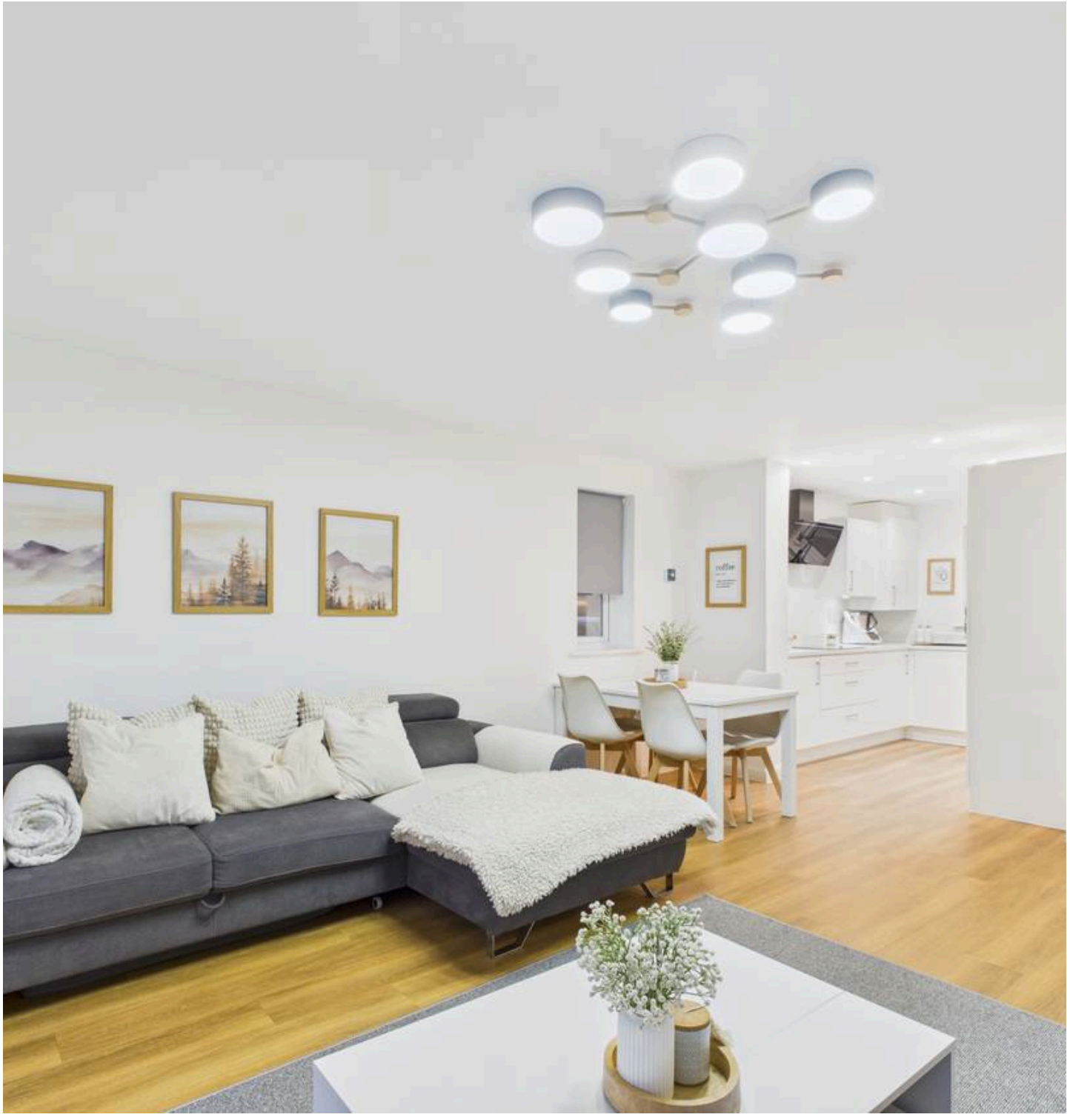


Lavender Close, Worthing

Worthing

Offers Over £380,000



Lavender Close

Worthing

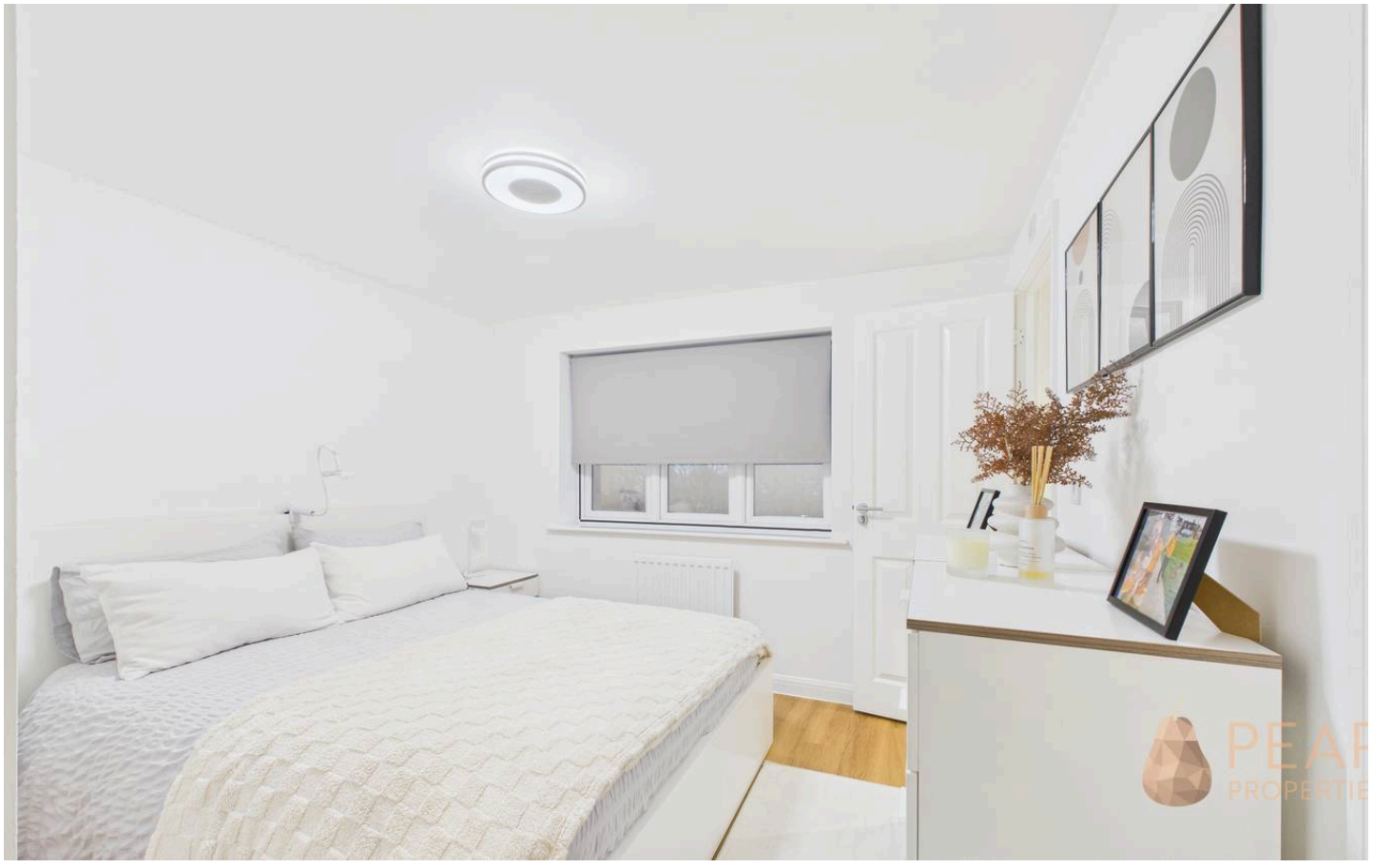
Modern three bed semi with open plan living, en-suite master, family bathroom, patio with pergola, low maintenance garden, shed, driveway for two cars. Ideal for families or professionals.
Council Tax band: D

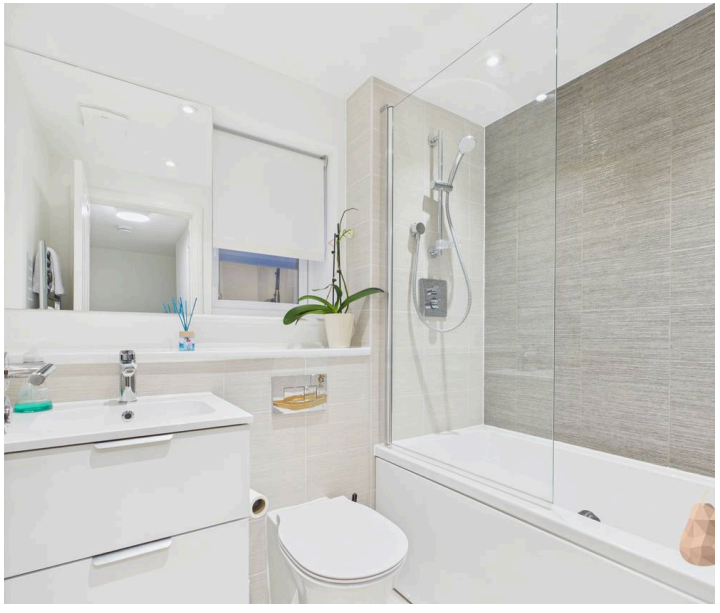
Tenure: Freehold

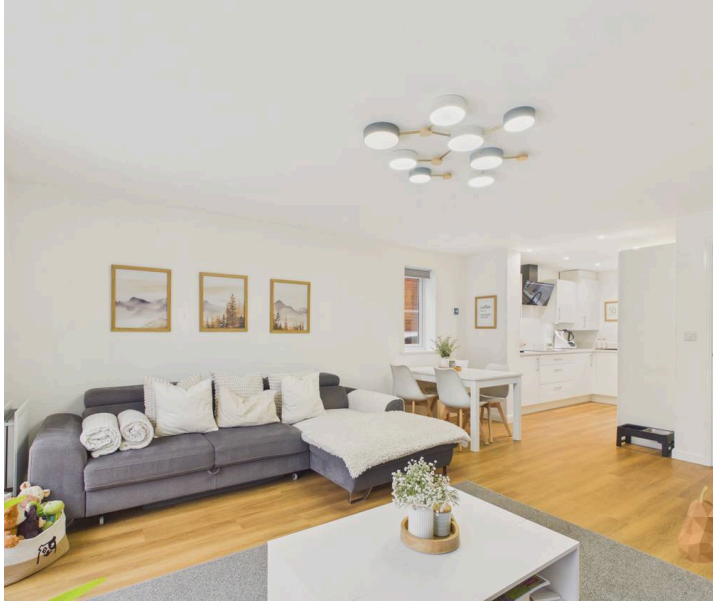
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedroom Semi Detached House
- Family Bathroom and En-Suite to Master
- Open Plan Living/Dining/Kitchen
- Integrated Kitchen Appliances
- Larger Than Average Rear Garden
- Downstairs WC
- Driveway Providing Off Road Parking for Two Cars
- Remainder of NHBC 10 Year Guarantee
- Please Take a Look at the Virtual Tour and Walk Through Video







Downstairs WC
3' 2" x 5' 10" (0.97m x 1.78m)
A useful ground floor cloakroom comprising low level WC, wash hand basin with storage cupboard beneath and tall chrome radiator.

Living/Dining Room
15' 7" x 16' 8" (4.75m x 5.09m)
Open plan living/dining room which also opens in to the kitchen area. A lovely open space with wood effect flooring flowing from the entrance hall. Door to under stairs storage cupboard. Double patio doors opening on to the rear garden.

Kitchen
8' 1" x 9' 3" (2.46m x 2.83m)
The kitchen flows through form the living/dining area and comprises a range of white high gloss units and drawers with integrated appliances.

Bedroom One
10' 2" x 9' 2" (3.09m x 2.79m)
A great size double bedroom with built in wardrobes and door leading to en-suite.

En-Suite Shower Room
4' 4" x 6' 9" (1.33m x 2.06m)
A fully tiled en-suite shower room, comprising walk in shower cubicle, WC, wash hand basin with drawer storage beneath, radiator.

Bedroom Two
8' 10" x 10' 4" (2.70m x 3.14m)
A further good size double bedroom.

Bedroom Three
6' 7" x 10' 4" (2.01m x 3.14m)
Single bedroom currently set up as a dressing room.

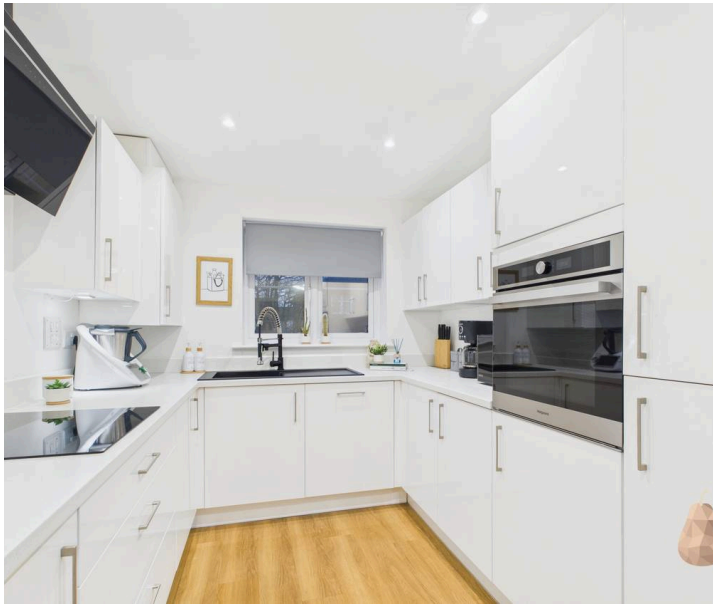
Bathroom
4' 8" x 6' 10" (1.41m x 2.09m)
Fully tiled bathroom suite comprising bath with shower over, WC, wash hand basin with storage drawers beneath, tall chrome heated towel rail.

GARDEN

A fantastic size rear garden having patio with pergola and optional cover leading out from the living room, the remainder being laid to artificial grass for easy maintenance, good size shed and side gate providing access from the front.

DRIVEWAY

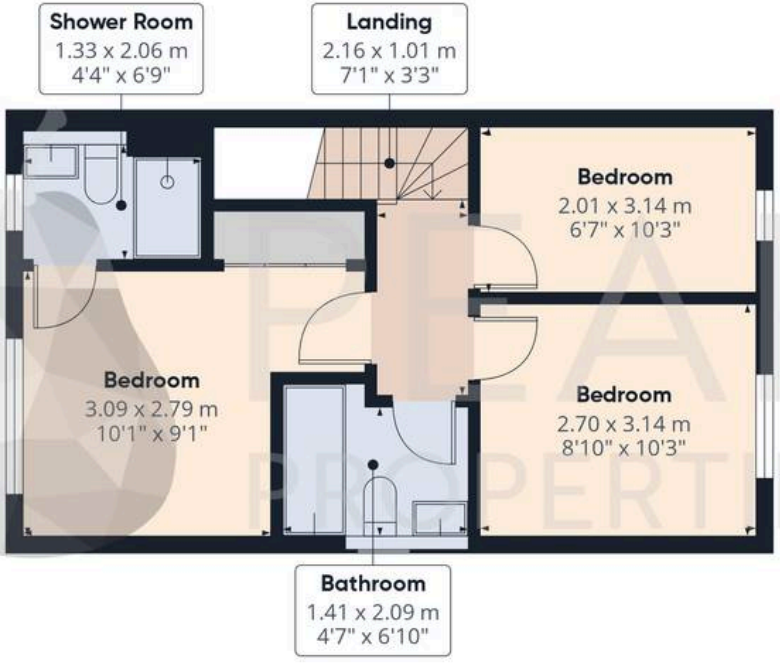








Ground Floor



Floor 1



PEAR PROPERTIES

Approximate total area(1)

72.7 m²

784 ft²

(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



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