



**Bellflower Drive, Northbrook, Worthing, BN13 3GW**

Guide Price **£400,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Semi Detached Family Home
- Vendor Suited
- Impeccably Presented Throughout
- Three Double Bedrooms
- Two Bathrooms (One En-Suite) And Ground Floor W/C
- Modern Kitchen With Integrated Appliances
- Driveway And Garage
- Popular Residential Neighbourhood
- Landscaped Rear Garden
- Arranged Over Three Floors

We are pleased to present this well-presented semi-detached house to the market. The property offers three bedrooms arranged over three floors, along with a modern fitted kitchen, a lounge overlooking the rear garden, a family bathroom, and an en-suite shower room. Externally, the property benefits from a private rear garden, off-road parking, and a garage.





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#### **INTERNAL**

The front door opens into a spacious entrance hall, with access to understairs storage and a ground floor WC. From the hallway, there is access into the kitchen and lounge. The kitchen is fitted with a modern range of wall and base units, along with integrated appliances. The lounge offers ample space for living furniture and benefits from French doors and windows leading out to the rear garden. On the first floor, there are two double bedrooms and a modern family bathroom, fitted with a bath with shower over, wash hand basin and WC. From the landing, stairs rise to the second floor. The second floor comprises the main bedroom, which benefits from fitted wardrobes and access to an en-suite shower room, fitted with a shower, wash hand basin and WC.

#### **EXTERNAL**

The front garden is laid to shingle for ease of maintenance. There is off-road parking, which in turn leads to the garage, benefiting from a personal door providing access to the garden. The property also offers a side garden and a landscaped rear garden, featuring a large patio area, an area of lawn, and a decked area to the rear.





Approximate total area<sup>(1)</sup>  
1160 ft<sup>2</sup>  
107.8 m<sup>2</sup>

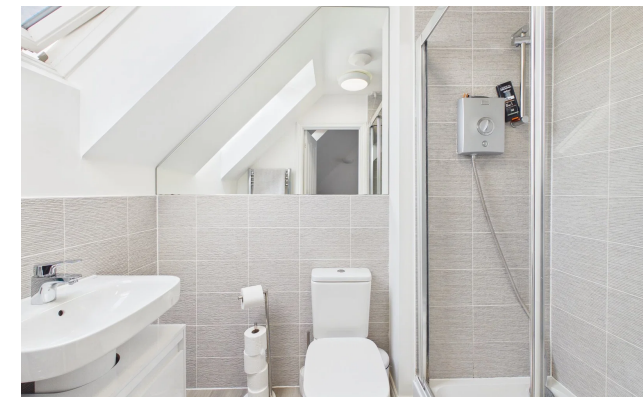
Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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		94
(81-91)	B	84	
(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	

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.