



3 Dianthus Grove, Durrington, Worthing, BN13 3ZA  
Guide Price £475,000

and company  
**bacon**  
Estate and letting agents



**\*\*Price Guide £475,000 to £500,000\*\***

A fantastic opportunity to purchase The Rossdale design modern detached family home located on Barley Grange, Castle Park. Built in 2022 by Taylor Wimpey and with feature landscaped rear garden this home offers spacious and light accommodation briefly comprising, entrance hall, cloakroom/Wc, living room with access to the rear garden, kitchen/dining room and utility. To the first floor there are four bedrooms, ENSUITE shower room to the main bedroom and family bath/shower room/Wc. Externally there is a landscaped rear garden with covered terrace, sleeper borders and raise deck, private driveway and a garage. **\*\*\*FEATURE LANDSCAPED REAR GARDEN\*\*\*ENSUITE\*\*\*FOUR BEDROOMS\*\*\***

- Detached House / Built in 2022
- Landscaped Rear Garden
- Private Drive & Garage
- 20ft Kitchen/Dining Room
- Four Bedrooms
- Ensuite and Family Bathroom
- GF Wc / Utility
- 20ft Living Room



Double glazed front door opening to;

### Entrance Hall

LVT flooring. Staircase rising to the first floor. Storage cupboard. meter cupboard. Radiator.

### Cloakroom/Wc

A spacious room with low level flush Wc and pedestal wash hand basin. Radiator. LVT flooring.

### Living Room

6.10m x 3.45m (20' x 11'4)

LVT flooring. Double glazed window to front and double glazed double doors and windows eitherside to the rear garden. Two radiators.

### Kitchen / Dining Room

6.10m x 3.58m max (20' x 11'9 max)

A bright and spacious triple aspect room with double glazed windows to front, rear and side. An excellent range of working surfaces with cupboards and pan drawers fitted under. Inset sink. Integrated fridge/freezer and dishwasher. Fitted gas hob with concealed extractor above. Built in high level oven and grill. Range of matching wall cupboards. Two radiators. LVT flooring. Opening to utility.

### Utility

Work surface with cupboard under and integrated washing machine. Wall mounted boiler concealed in cupboard. LVT flooring. radiator. Double glazed door to rear garden.

### First Floor Landing

Radiator. Storage cupboard. Access hatch to roof space.

### Bedroom One

3.53m x 3.02m (11'7 x 9'11)

Double glazed window. Radiator. Feature panelled wall. Two recessed double wardrobes. Door to Ensuite.

### Ensuite Shower Room/Wc

Walk in shower cubicle with sliding door. Low level flush Wc. Pedestal wash hand basin. Chrome towel radiator. Part tiled walls. Double glazed window.

### Bedroom Two

3.63m x 2.95m (11'11 x 9'8)

Double glazed window over looking the rear. Recessed double wardrobe. Feature panelled wall.

### Bedroom Three

3.05m x 2.51m (10' x 8'3)

Dual aspect double glazed windows. Radiator. Recessed single wardrobe.

### Bedroom Four

3.53m x 2.26m (11'7 x 7'5)

Double glazed window to front. Radiator.

### Family Bathroom/Wc

Suite comprising panelled bath, pedestal wash hand basin and low level flush Wc. Double glazed window. Part tiled walls.

### Landscaped rear Garden

This modern garden is arranged over three levels with feature slatted fencing. A porcelain tile patio sits nearer the house with large covered roof pergola. Lawn with central stepping stones, sleeper borders and inset lighting, stocked with seasonal shrubs. Raised deck with pergola. Gate to side driveway.

### Driveway

Providing off road parking in front of garage.

### Garage

With up and over door.

### Required Information

Estate Management Charge: TBC

Council tax band: E

Draft version: 1

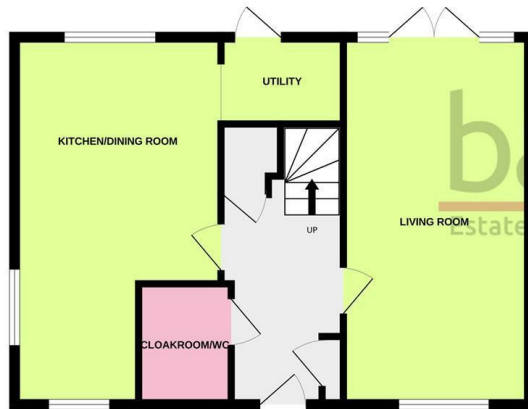
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



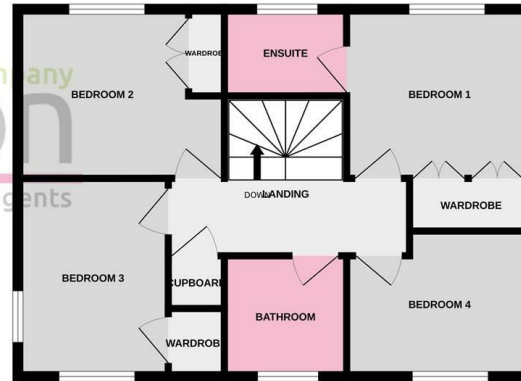




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

