



Geranium Drive, Worthing, BN13
£425,000



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached House
- Three Bedrooms
- Modern Kitchen
- Dining Room & Separate Living Room
- Ground Floor Cloakroom
- Family Bathroom
- En-Suite Shower Room
- West Facing Rear Garden
- Off Road Parking
- Close To Local Shopping Facilities & Local Park

We are delighted to offer to the market this well-presented detached family home. The property features three bedrooms, a modern fitted kitchen, separate living and dining rooms, a ground floor cloakroom, family bathroom, and an en-suite shower room. Further benefits include a west-facing rear garden, off-road parking, and a quiet residential location close to local shops, parks, and bus routes.





INTERNAL

Front door leading into the entrance hall with access to the ground floor accommodation, a useful storage cupboard and a ground floor cloakroom. The spacious lounge provides ample room for furniture and opens through to the dining room, creating an ideal space for both everyday living and entertaining. The dining room comfortably accommodates a table and chairs and benefits from double doors opening onto the rear garden, along with a door leading into the kitchen. The modern fitted kitchen is also accessed directly from the entrance hall and offers a range of contemporary wall and base units with integrated appliances including a fridge/freezer, dishwasher, washing machine, oven, gas hob, sink and drainer. A door provides direct access to the rear garden. On the first floor are three well proportioned bedrooms. The principal bedroom benefits from built in wardrobes and an en-suite shower room. Bedroom two also features a fitted air conditioning unit. Completing the accommodation is the family bathroom, fitted with a bath and shower over, wash hand basin and WC.

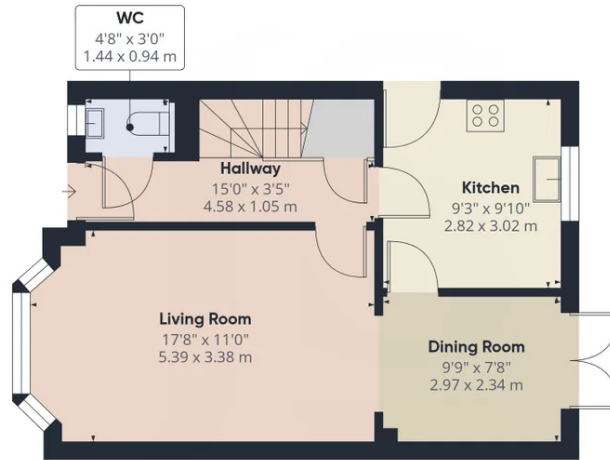
EXTERNAL

To the front of the property there is off-road parking with a driveway extending down the side, a neatly lawned front garden, and a pathway leading to the entrance. A timber gate provides side access to the rear garden. The west facing rear garden is a lovely outdoor space, featuring a patio ideal for seating and entertaining, a well maintained lawn, attractive shrub and planted borders, and a timber shed providing useful storage.

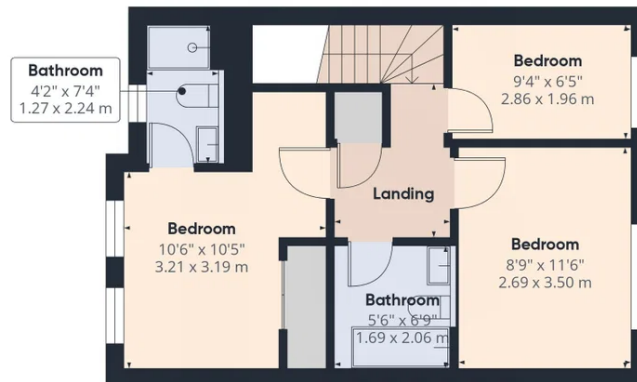
SITUATED

Situated within a popular residential development just off Fulbeck Avenue, this property enjoys a convenient and well-connected location. There is easy access to both the A27 and A259, making it ideal for commuters. A Tesco Superstore and a range of everyday amenities are approximately 600 yards away, while Goring-by-Sea railway station is around 1.5 miles from the property, offering direct mainline links. Regular bus services also operate nearby. The development itself offers an excellent family-friendly environment, with a newly built children's play park and a variety of green open spaces and walking routes throughout the estate, perfect for families, dog walkers, and those who enjoy the outdoors. The property also falls within the catchment area for The Laurels Primary School.





Ground Floor



Floor 1



Approximate total area^m
869 ft²
80.8 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		94
(81-91) B	83	
(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.