

£370,000

Violet Close

Worthing, BN13 3FU

## PROPERTY SUMMARY

### \*No Onward Chain\*

Nestled in the charming Violet Close, Worthing, this delightful mid-terrace house offers a perfect blend of modern living and convenience. Built in 2016, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The property boasts a modern bathroom, an ensuite to the master bedroom, ensuring comfort and privacy for all residents. A convenient downstairs WC adds to the practicality of the layout.

One of the standout features of this home is the garden room, which can serve as a beauty studio or a tranquil space for hobbies. The west-facing garden is a lovely spot to enjoy the afternoon sun, providing an inviting outdoor area for gatherings or quiet moments.

Parking is a breeze with a carport that accommodates two vehicles, a valuable asset in this desirable location. The property is also free from any ongoing chain, allowing for a smooth transition for prospective buyers.

3



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LOCAL AUTHORITY

TENURE  
Freehold

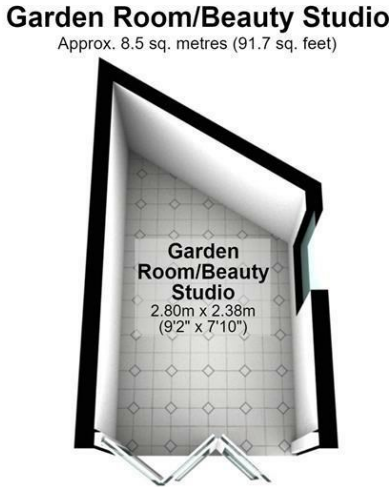
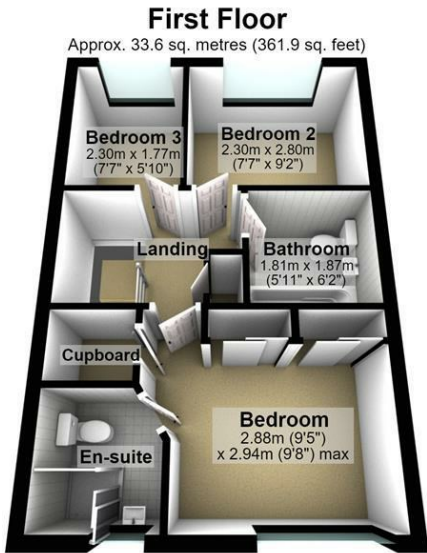
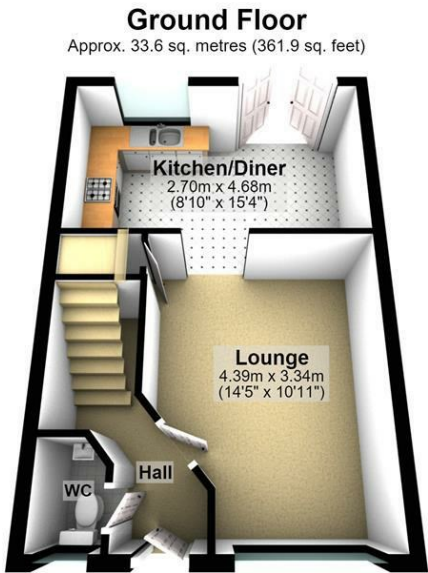
COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C	84	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Total area: approx. 75.8 sq. metres (815.6 sq. feet)



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