



**Daisy Road, Worthing, BN13**  
**£126,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- 35% SHARED OWNERSHIP
- Semi Detached House
- Three Bedrooms
- Kitchen/ Dining Room
- Ground Floor WC
- Modern Shower Room
- Off Road Parking
- Please Read Shared Ownership Requirements
- Option to Staircase to 100% Ownership

**SHARED OWNERSHIP** We are pleased to offer the opportunity to purchase a shared ownership property offering a 35% share with the option to staircase to 100% ownership. A three-bedroom semi detached house in a convenient residential area offers an excellent opportunity for first time buyers. With a reception room, a functional kitchen/ dining room, three good-sized bedrooms, modern bathroom and ground floor WC. The semi detached house also offers off road parking.





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### **SHARED OWNERSHIP REQUIREMENTS**

- Pass a full financial assessment.
- Provide full credit report + ID check.
- Have no recent arrears, CCJs or defaults.
- Earn under 80k household income.
- Be unable to buy on the open market.
- Meet local connection criteria (where applicable)
- Provide full income/expenditure details.
- Use an independent Jacobs Steel approved financial assessor.

### **INTERNAL**

As you step inside, a welcoming entrance hall leads through to the main reception room. The adjacent kitchen/ dining room offers space for table and chairs, space for fridge/ freezer, built in oven, gas hob, space for washing machine, sink and drainer. On the ground floor there is also a handy ground floor WC. Upstairs, you will find three well-proportioned bedrooms, offering comfortable accommodation. The primary bedroom offers fitted wardrobes. The property offers a re fitted modern shower room offering walk in shower room, wash hand basin and WC.

### **EXTERNAL**

To the rear of the property is a private garden, offering a valuable outdoor space perfect for relaxation, gardening, or entertaining. The property offers off road parking.

### **LOCATION**

within the popular development site just off Fulbeck Avenue. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby. The property is located in The Laurels Primary School catchment area.

**RENT & SERVICE CHARGE:** £727.24 per month

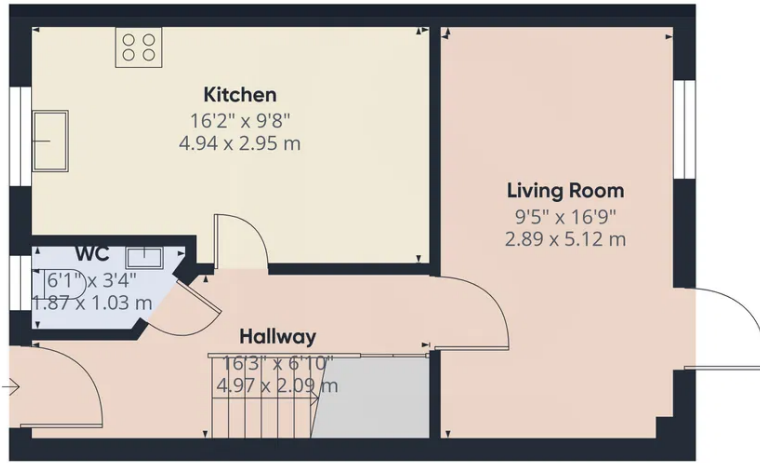
### **TENURE**

Leasehold

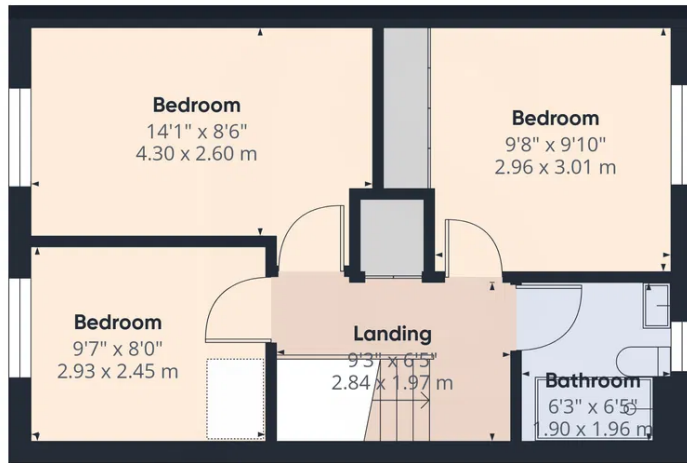
### **COUNCIL TAX**

Band B





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
827 ft<sup>2</sup>  
76.7 m<sup>2</sup>

(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) <b>A</b>		96
(81-91) <b>B</b>	84	
(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	

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.