



8 Daffodil Road, Worthing, BN13 3GP
Offers Over £350,000





We are delighted to be able to offer a top floor, retirement flat to the market. The property offers one double bedroom, South facing lounge, fitted kitchen and shower room. The property benefits from no onward chain and close to local bus routes and shopping facilities.



Key Features

- Semi Detached House
- Three Bedrooms
- Two Bathrooms
- Fitted Kitchen
- Lounge/ Dining Room
- Two Allocated Parking Bays
- Ground Floor Cloakroom
- Popular Residential Area
- Remainder of NHBC Guarantee



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Front door leading into entrance hall with door into the lounge/ dining room, door leading to the hallway with access into the ground floor WC and door leading to the kitchen. The kitchen offers wall and base units, space for fridge/ freezer, space for slimline dishwasher and space for washing machine, sink, drainer and door leading out to the rear garden. On the first floor there are two double bedrooms and family bathroom. The top floor offers a primary bedroom with built in wardrobes and access to the en suite shower room.

EXTERNAL

Two allocated parking spaces to the front of the property, timber gate leading to the rear garden. the rear garden has been laid to lawn with patio to the rear and timber shed.

LOCATION

Within the popular Castle Park 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.

Council Tax Band C





JS

Approximate total area⁽¹⁾
 869.28 ft²
 80.76 m²

Reduced headroom
 2.6 ft²
 0.24 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	

Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.