



Primrose Place, Worthing, BN13 3FQ

Asking Price of £360,000





We are pleased to offer to the market a semi detached house. The property offers three double bedrooms, family bathroom, en suite shower room, lounge/ dining room and modern kitchen. The property offers a private rear garden, two allocated parking spaces located in the covered car port and within walking distance to local shopping facilities.



Key Features

- Semi-Detached House
- Three Double Bedrooms
- Two Bathrooms (One En-Suite)
- Modern Fitted Kitchen
- Off Road Parking For Approx Two Vehicles
- Popular & Quiet Residential Location
- Separate Ground Floor W/C
- Close To Local Shops, Amenities & Bus Routes



3 Bedrooms



2 Bathrooms



1 Reception Rooms

INTERNAL

The front door opens into the entrance porch, which leads to the lounge/dining room. A door then opens into the hallway, providing access to the ground-floor cloakroom and leading into the kitchen/breakfast room. The fitted kitchen is equipped with a range of integrated appliances and features double doors that open out to the rear garden. Stairs rise to the first floor, where two double bedrooms are located. The family bathroom comprises a bath with an overhead shower, wash basin, and WC. Stairs continue to the second floor, providing access to the primary bedroom, which benefits from an en suite shower room. The en suite is equipped with a shower cubicle, wash basin, and WC.

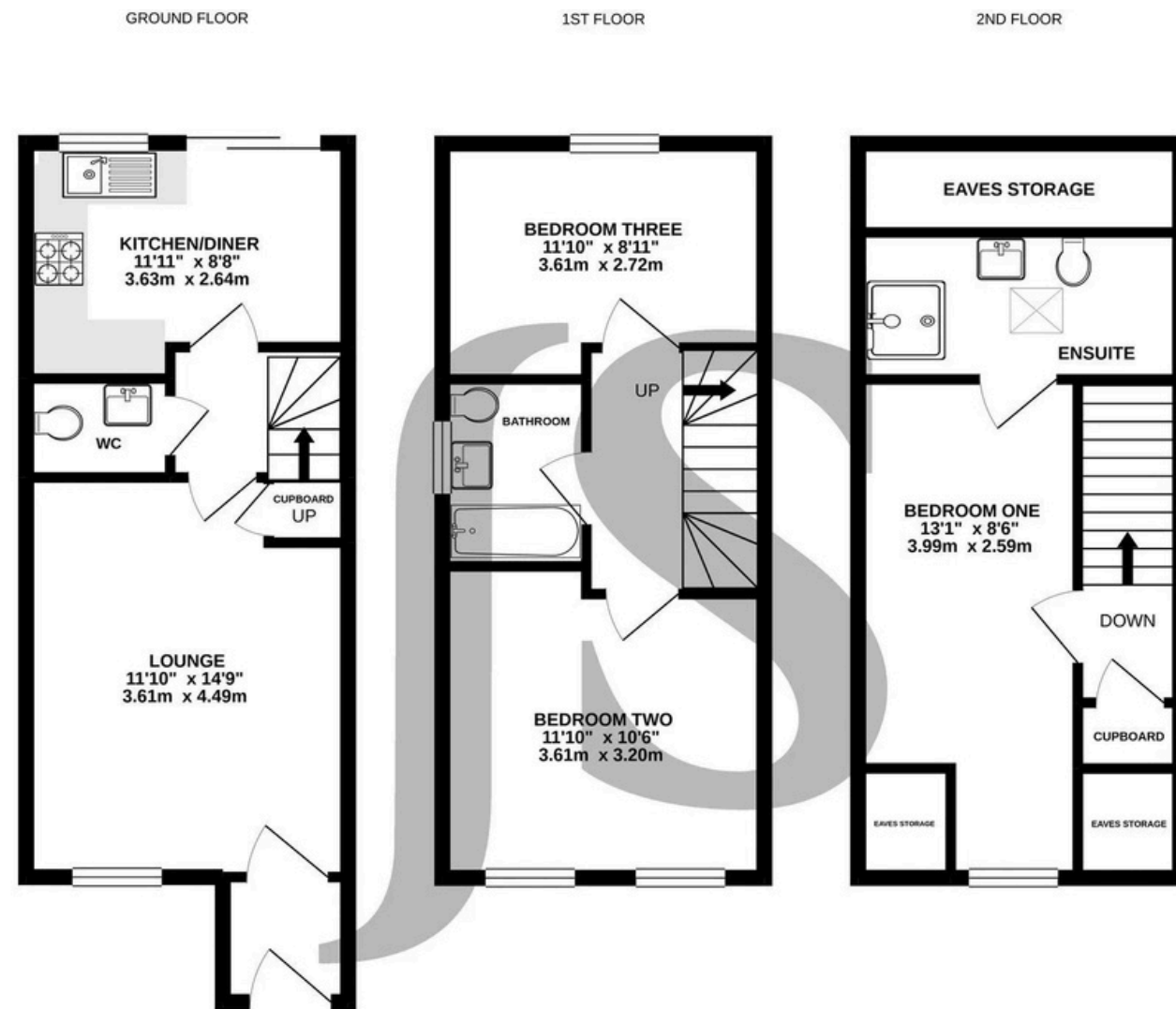
EXTERNAL

The sunny rear garden is laid to patio and lawn, bordered by a variety of shrubs and plants. There is access to the garden via a side gate. The property also benefits from parking spaces, one of which is situated under a carport.

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.





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) 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): 88 sqm

Tenure: freehold

Council tax band: D

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.