



**Petunia Vale, Worthing, BN13**

Guide Price **£400,000**



**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

We are delighted to present this semi-detached house to the market. The property features three bedrooms, a family bathroom, an en-suite shower room, a kitchen/breakfast room, a spacious lounge, and a ground-floor cloakroom. Additional benefits include an allocated parking space, a car port, and a private rear garden.

- Semi Detached House
- Three Bedrooms
- Family Bathroom & En Suite Shower Room
- Kitchen/ Breakfast Room
- Lounge
- Ground Floor Cloakroom
- Private Rear Garden
- Popular Residential Location
- Car Port
- Allocated Parking Space

**Tenure:** Freehold

**Council Tax Band:** D







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### **INTERNAL**

The front door opens into the entrance hall, providing access to all ground-floor rooms and a convenient cloakroom. The modern fitted kitchen features wall and base units, integrated appliances including a dishwasher and built-in oven, plus space for a fridge/freezer, sink with drainer, and room for a table and chairs. The lounge, located at the rear, offers double doors leading out to the private rear garden. Upstairs, you'll find two bedrooms and a family bathroom with a bath, shower above, wash hand basin, and WC. A door and stairs lead to the spacious primary bedroom, which benefits from two sets of built-in wardrobes and access to an en-suite shower room.

### **EXTERNAL**

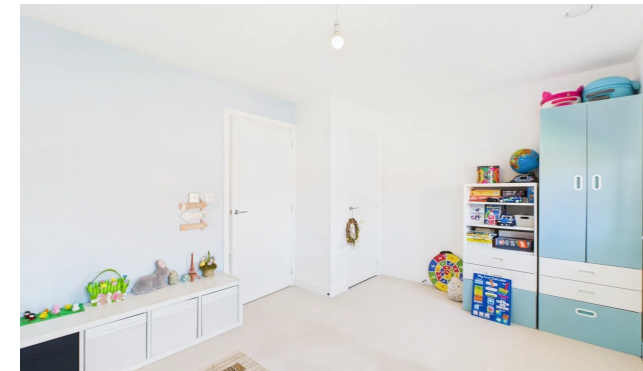
The property also benefits from an allocated parking space at the rear & a parking space located in the car port which houses a EV charger. The rear garden is beautifully laid to lawn, with a patio area perfect for outdoor entertaining, along with a handy timber shed for additional storage.

### **SITUATED**

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**West Worthing**

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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.