



Primrose Place, Worthing, BN13 3FQ
Asking Price of £440,000



We are delighted to offer to the market an end of terrace house. The property offers four good sized bedrooms, bathroom and ensuite shower room, lounge and kitchen/ breakfast room. The property also benefits from off road parking, garage and a private rear garden.



Key Features

- Four Bedroom End Terraced House
- Three Double Bedrooms
- Primary Bedroom with En-Suite
- Living Room facing Rear Garden
- Modern Kitchen/Diner
- Ground Floor Cloakroom
- Modern Family Bathroom/WC
- Garage and Off Road Parking
- Rear Garden
- Close To Local Tesco Superstore



4 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Front door leading into the entrance hall with access to all ground floor rooms and ground floor cloakroom. To the front of the property there is a modern kitchen/ breakfast room with modern wall and base units and integrated appliances including fridge/ freezer, dishwasher and washing machine. The lounge/ dining room is located to the rear and benefits from double doors leading out to the rear garden. On the first floor there three bedrooms and a family bathroom with the primary bedroom located on the second floor benefiting from an en suite shower room.

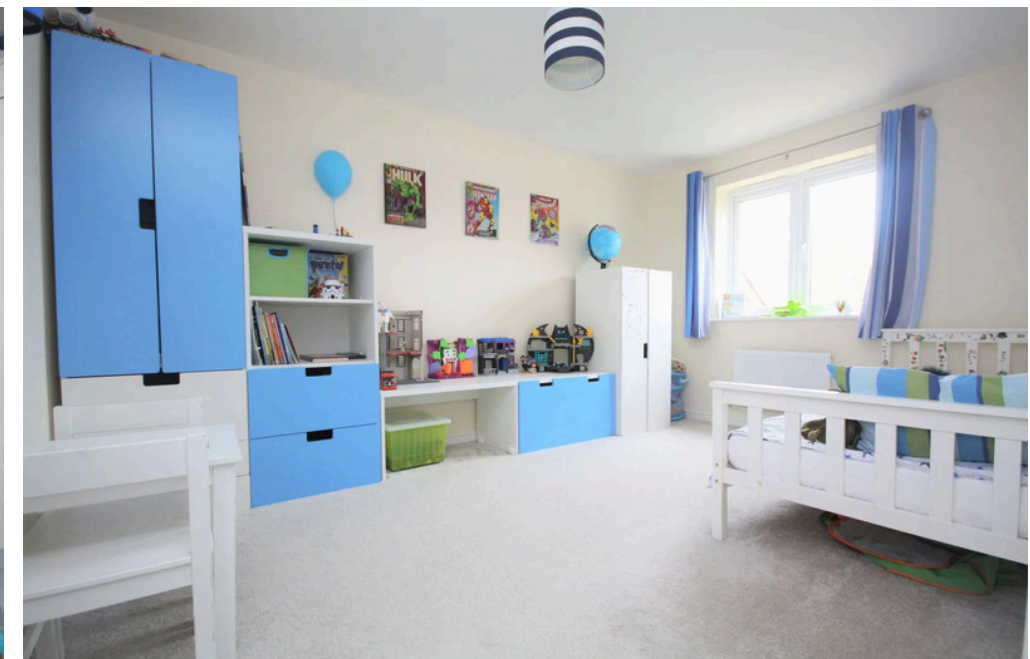
EXTERNAL

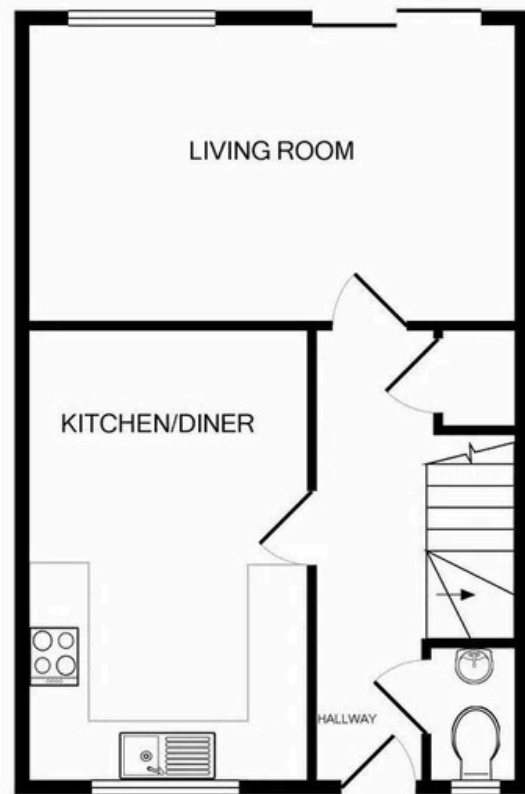
To the front of the property there is off road parking and garage with up and over door. The rear garden has been laid to lawn with patio. .

LOCATION

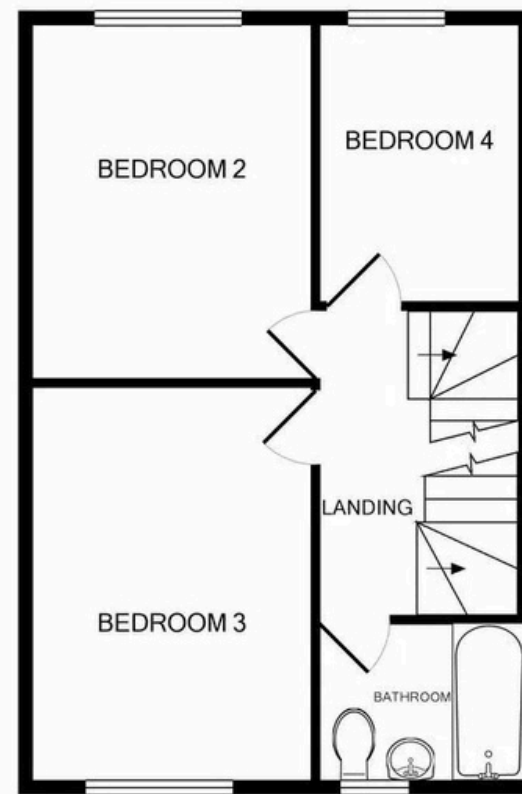
within the popular development site just off Fulbeck Avenue. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately 600 yards away. The nearest station is Goring by Sea which is approximately one and a half miles away. Bus services run nearby.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

Council Tax Band
D

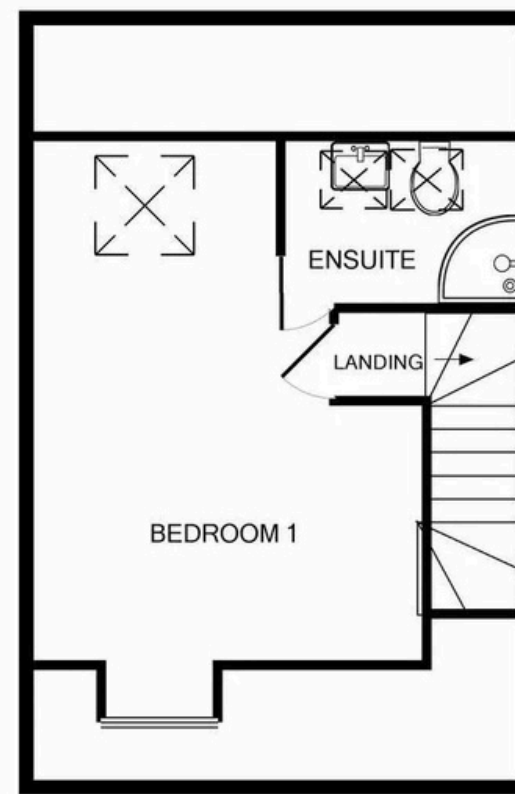




GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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		94
(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): 104 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.