



Asking Price
£375,000
 Freehold

Sunflower Street, Worthing

- Three-Bedroom Family Home
- Principal Bedroom with En-Suite
- Larger-Than-Usual Rear Garden
- Adapted Garage Ideal for Home Office or Gym
- Approximately One Year Remaining on NHBC Warranty
- Three Double Bedrooms
- Spacious Open-Plan Kitchen/Living/Dining Room
- Garage with Power & Lighting
- Garage & Additional Parking Space
- Council Tax Band D | EPC Rating B

We are delighted to offer this well-presented three-bedroom family home, situated on a popular residential estate and offering spacious and versatile accommodation. Benefits include three double bedrooms, an impressive open-plan living space, a larger-than-usual rear garden, garage and additional parking, together with approximately one year remaining on the NHBC warranty.

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Accommodation

The accommodation begins with a welcoming entrance hall with useful storage and a convenient downstairs WC. The heart of the home is the generous open-plan kitchen, living and dining room, creating an excellent space for everyday family life and entertaining. The modern gloss kitchen is well equipped with a range of integrated appliances, while double-glazed doors from the living area open directly onto the rear garden.

Upstairs, the principal bedroom is particularly generous and features a dressing area, built-in wardrobe and en-suite shower room. There are two further double bedrooms, making the layout ideal for families, guests or those requiring space to work from home, together with a well-appointed family bathroom and access to the loft.

Outside, a particular feature is the larger-than-usual rear garden, offering considerably more outdoor space than is typically found on the estate. Laid to a combination of lawn and decking, it provides an attractive setting for outdoor dining, entertaining and family use, with gated side access and direct access into the garage.

The garage benefits from power and lighting and has been adapted with a stud wall to create a separate versatile area, ideal for use as a home office, gym or additional storage. A further parking space is positioned directly in front of the garage.

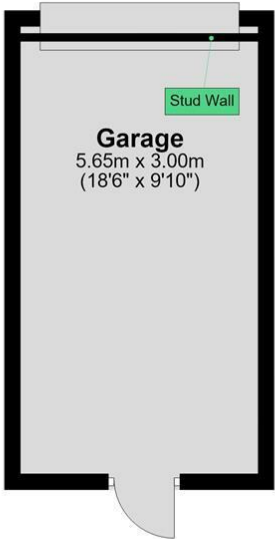


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

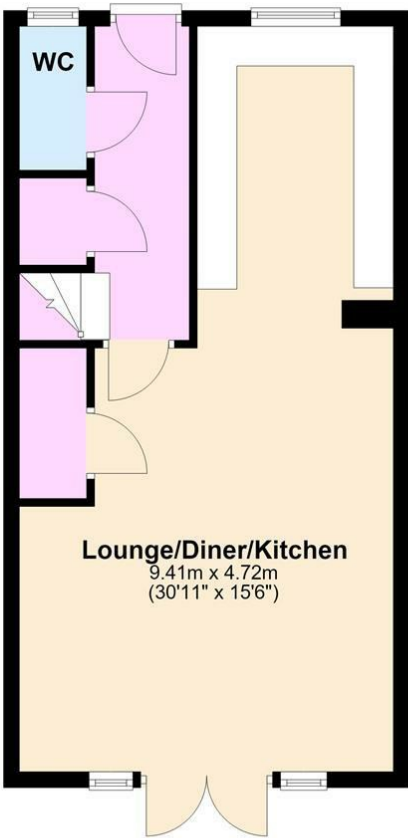
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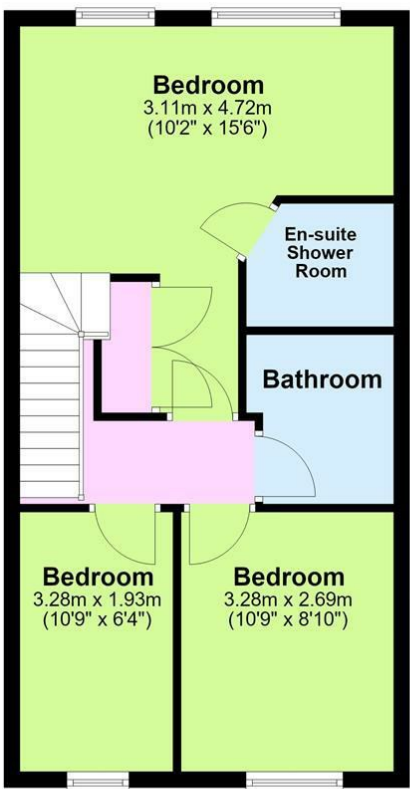
Ground Floor
Approx. 17.0 sq. metres (182.6 sq. feet)



Ground Floor
Approx. 44.4 sq. metres (478.3 sq. feet)



First Floor
Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 105.8 sq. metres (1139.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.