



- **DETACHED FAMILY HOME**
- **KITCHEN BREAKFAST ROOM PLUS UTILITY**
- **EN-SUITE & FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **GARAGE, CARPORT & ORP**
- **BUILT IN 2016 WITH REMAINDER OF GUARANTEE**



Violet Close
Worthing BN13 3FU

£450,000

A spacious detached family home, built in 2016. Accommodation comprises a 18ft 6 lounge and kitchen breakfast room, utility room, downstairs cloakroom, three bedrooms, one with an en-suite and a family bathroom. Outside is a garage and car port, parking for two cars and an enclosed rear garden. There is also an open outlook to the front. The property comes with the remainder of the 10 year NHBC. Viewing comes highly recommended.

Entrance Hall

Accessed via a double glazed door. Single panel radiator.

Lounge 18' 6" x 10' 3" (5.63m x 3.12m)

Double aspect room with double opening, double glazed doors to the side and a double glazed window to the front. Two single panel radiators.

Kitchen/Diner 18' 6" x 9' 4" (5.63m x 2.84m)

Double aspect room with a double glazed window to the front and two double glazed windows to the side. Roll edge worktops with inset stainless steel one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted oven with a four ring gas hob above and a stainless steel extractor hood over. Space and plumbing for a dishwasher. Space for a fridge freezer. Storage cupboard. Two single panel radiators.

Utility room 6' 3" x 5' 2" (1.90m x 1.57m)

Roll edge worktop. Space and plumbing for both a washing machine and tumble dryer. Single panel radiator.

Cloakroom

Low level WC. Pedestal wash hand basin. Single panel radiator.

First Floor Landing

Double glazed window to the rear. Storage cupboard. Single panel radiator. Loft access.

Bedroom 1 18' 6" max x 10' 5" max (5.63m x 3.17m)

Double aspect room with double glazed windows to the front and side. Two single panel radiators.

En-suite

Double glazed window to the front. Double width shower cubicle with wall mounted controls. Pedestal wash hand basin. Low level WC. Single panel radiator.

Bedroom 2 10' 7" x 8' 4" (3.22m x 2.54m)

Double aspect room with double glazed windows to the front and side. Single panel radiator.

Bedroom 3 9' 2" x 7' 7" (2.79m x 2.31m)

Double glazed window to the side. Single panel radiator.

Family Bathroom

Double glazed window to the front. Panel enclosed bath. Pedestal wash hand basin. Low level WC. Single panel radiator.

Rear Garden

Enclosed with additional access to the side. Split into two sections and being mainly laid to lawn with the addition of a paved patio area

Front garden

Mainly laid to lawn with an additional parking space.

Car Port

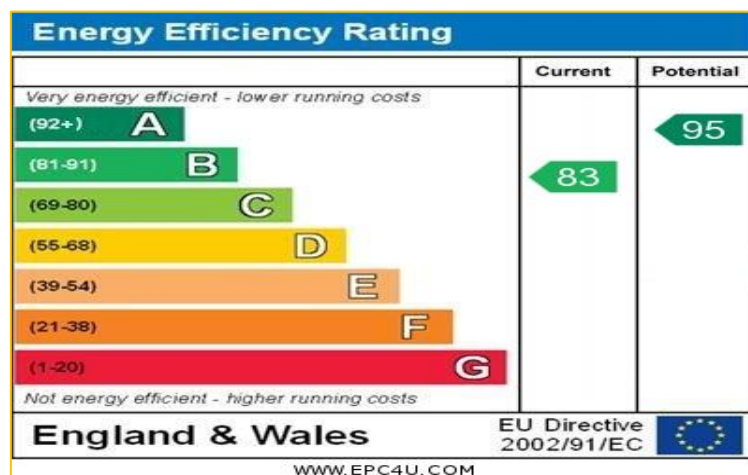
Brick built with a pitched roof providing a covered parking space.

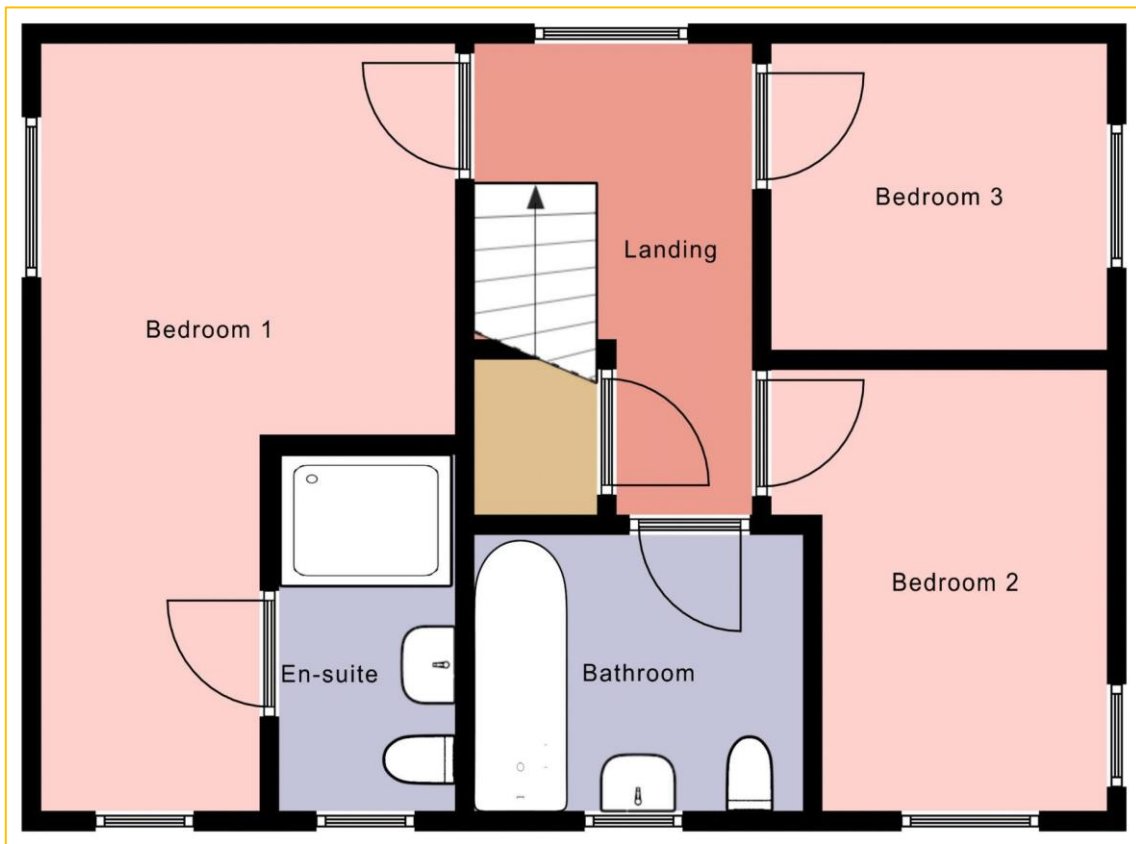
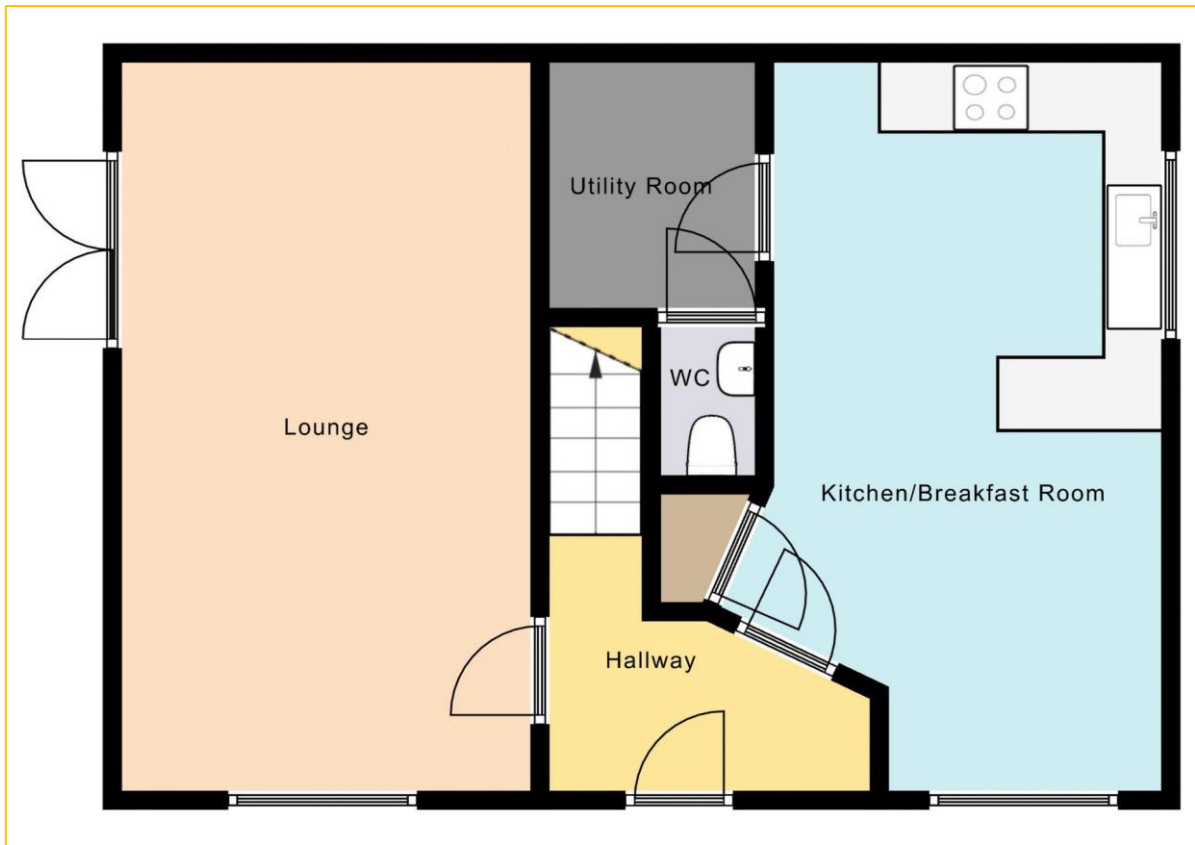
Garage

To the rear of the car port with an up and over door.

Site Fee

£300 per annum.





traditional values modern thinking