



Tulip Tree Road, Worthing, BN13 3FZ

Guide Price **£450,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached Well Presented House
- Three Bedrooms
- Dual Aspect Lounge
- Modern Kitchen/ Dining Room
- Conservatory
- Family Bathroom & En Suite Shower Room
- Ground Floor Cloakroom & Utility Space
- Private Established Rear Garden
- Garage & Off Road Parking
- Close To Local Shopping Facilities

We are delighted to present this well presented detached family home, situated in a popular and peaceful residential location. The property offers three well proportioned bedrooms, a bright dual aspect lounge, spacious kitchen/dining room, conservatory, ground floor cloakroom, family bathroom and an en-suite shower room to the principal bedroom. Outside, the property benefits from a beautifully established rear garden, garage and off road parking. Ideally positioned within easy reach of local shopping facilities and everyday amenities, this is a wonderful home for families and those looking for a quiet yet convenient setting.





INTERNAL

The front door opens into a spacious entrance hall with useful understairs storage and access to the lounge, ground floor cloakroom and kitchen/dining room. The bright dual-aspect lounge is flooded with natural light and features an attractive electric fireplace, creating a welcoming space with plenty of room for living room furniture. To the rear of the property, the modern kitchen/dining room is fitted with a range of contemporary wall and base units and integrated appliances, including a fridge/freezer, dishwasher, eye level double oven, gas hob, sink and drainer. There is ample space for a dining table and chairs, with double doors opening into the conservatory. The conservatory enjoys pleasant views over the rear garden and benefits from underfloor heating, making it a comfortable space to enjoy throughout the year. The ground floor cloakroom comprises a WC, wash hand basin, large wall mirror, plumbing and space for a washing machine, along with access to the airing cupboard. Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second bedroom enjoys a bright dual-aspect outlook. The family bathroom is fitted with a panelled bath with shower over, wash hand basin and WC.

EXTERNAL

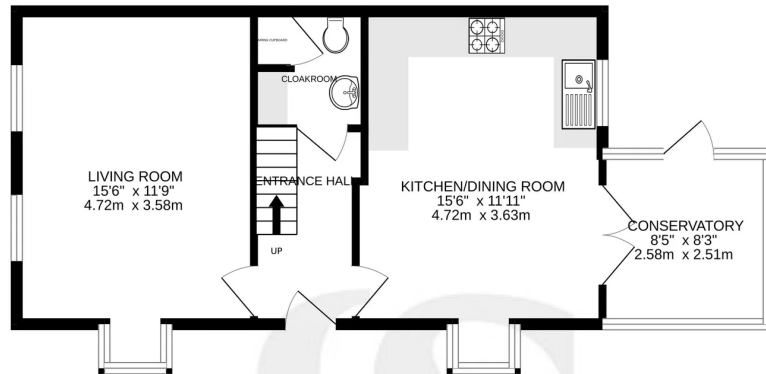
Occupying a generous corner plot, the property enjoys attractive, well established gardens with a variety of mature shrubs, flowers and plants creating a colourful and private setting. To the front, there is a driveway providing off road parking and leading to the garage, which benefits from an up and over door, pitched roof, power and a personal door giving direct access to the rear garden. A timber gate also provides side access to the garden. The landscaped rear garden has been thoughtfully designed to offer a peaceful and secluded outdoor space. A well stocked selection of mature plants and shrubs surround a patio area, enclosed by an attractive wall, creating the perfect spot for outdoor dining and entertaining.

SITUATED

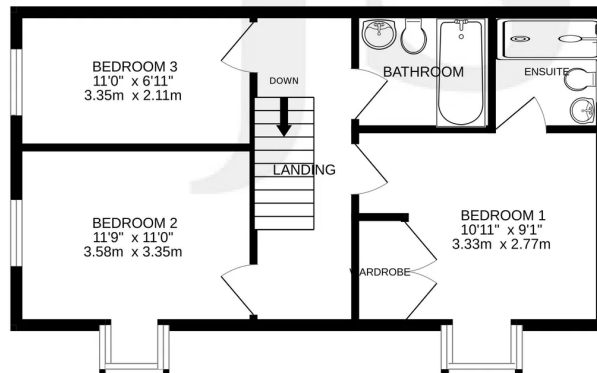
Situated within a popular residential development just off Fulbeck Avenue, the property enjoys a convenient and well-connected location. There is easy access to both the A27 and A259, making it an excellent choice for commuters. A Tesco Superstore and a range of local amenities are approximately 0.3 miles away while Goring-by-Sea railway station is around 1.5 miles from the property, offering direct mainline services. Regular bus routes also operate nearby. The property falls within the catchment area for The Laurels Primary School and is close to the development's children's play park, as well as a number of pleasant green spaces and walking routes, making it a fantastic location for families.



GROUND FLOOR



1ST FLOOR



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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Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



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	