



Dahlia Road, Worthing, BN13

Offers Over **£400,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Council Tax Band: D

- Detached House
- Three Bedrooms
- Kitchen/ Dining Room
- Utility Room & Ground Floor WC
- Dual Aspect Lounge
- Bathroom & En Suite Shower Room
- Good Size Rear Garden
- Off Road Parking
- Quiet Location
- Close To Local Shopping Facilities

We are delighted to bring to the market this well-presented detached family home, situated in a quiet and desirable location. The property offers three well-proportioned bedrooms, a spacious kitchen/dining room, a dual-aspect lounge, utility room, ground floor WC, family bathroom, and an en-suite to the principal bedroom. Externally, the property benefits from a private rear garden with a covered seating area, ideal for outdoor entertaining, as well as off-road parking.





INTERNAL

The front door opens into a welcoming entrance hall, providing access to both the kitchen/dining room and the lounge. The kitchen/dining room is fitted with a range of wall and base units and benefits from integrated appliances, including a dishwasher, oven, gas hob, and fridge/freezer, as well as a sink with drainer. There is ample space for a dining table and chairs, making it an ideal area for family meals and entertaining. A door leads through to the utility room, which features an integrated washing machine, space for a tumble dryer, access to the driveway, and a separate ground floor WC. The bright and spacious dual-aspect lounge enjoys plenty of natural light and features double doors opening onto the rear garden. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom completes the accommodation and is accessed from the landing.

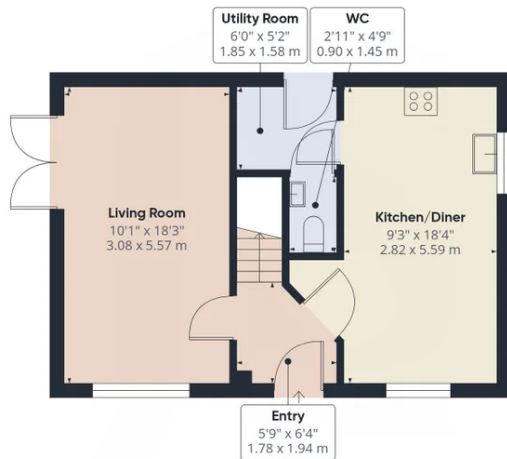
EXTERNAL

To the front of the property, there is an attractive lawned garden with a variety of established shrubs and planting. To the rear, a private driveway provides off-road parking and direct access to the property via the utility room, with a gate leading into the rear garden. The rear garden has been designed for low-maintenance enjoyment and features a generous covered seating area, ideal for outdoor entertaining, together with a raised decked terrace, patio area, artificial lawn, and a timber shed.

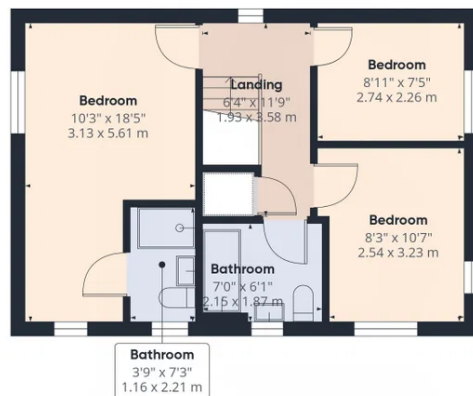
SITUATED

Situated within a popular development just off Fulbeck Avenue, the property enjoys a convenient and well-connected location. There is easy access to the A27 and A259, making it ideal for commuters. A Tesco superstore, along with a range of other local amenities, is approximately 0.7 miles away. Goring-by-Sea railway station is located around one and a half miles from the property, providing mainline links, and regular bus services operate nearby. The property also falls within the catchment area for The Laurels Primary School.





Ground Floor



Floor 1

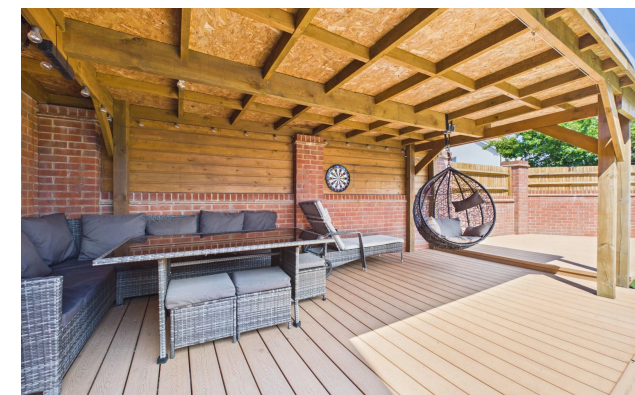


Approximate total area^m
905 ft²
84.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

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.