



9 Tulip Tree Road, Worthing BN13 3FZ

Offers in Excess of £330,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- End Of Terrace House
- 2 Double Bedrooms
- En Suite Shower Room
- Additional Bathroom/WC
- Open Plan 'Living Area'
- Modern Kitchen
- Ground Floor Cloakroom
- 2 Allocated Parking Spaces
- EPC Rating: - 'B'

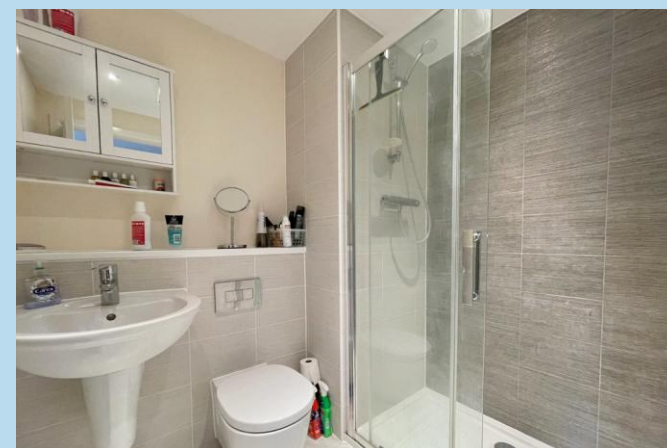
A modern end of terrace house built by Bovis Homes in approximately 2016. This particular style of house, "The Henfield" offers very good size accommodation.

In brief the accommodation comprises - entrance hall, ground floor cloakroom, modern kitchen with some integrated appliances, a lovely spacious open plan lounge/dining room, two good size bedrooms with en suite shower room to bedroom one and a separate bathroom/WC. Outside there is a neat enclosed rear garden with paved patio and a raised area with artificial grass and a side gate. There are two numbered (66) allocated private parking spaces.

Features include gas fired central heating, double glazing, two allocated parking spaces and the property is offered for sale with no onward chain.

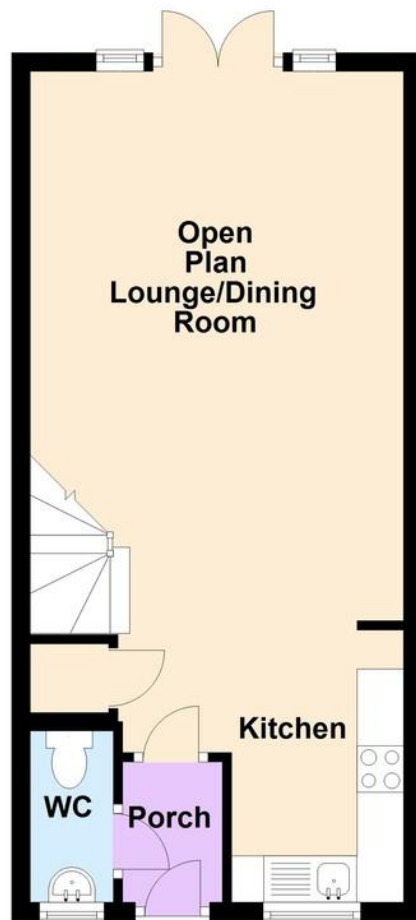
The property is pleasantly situated in West Durrington within close proximity of a Tesco Extra store and a David Lloyd Health Club.

Council Tax Band 'C'



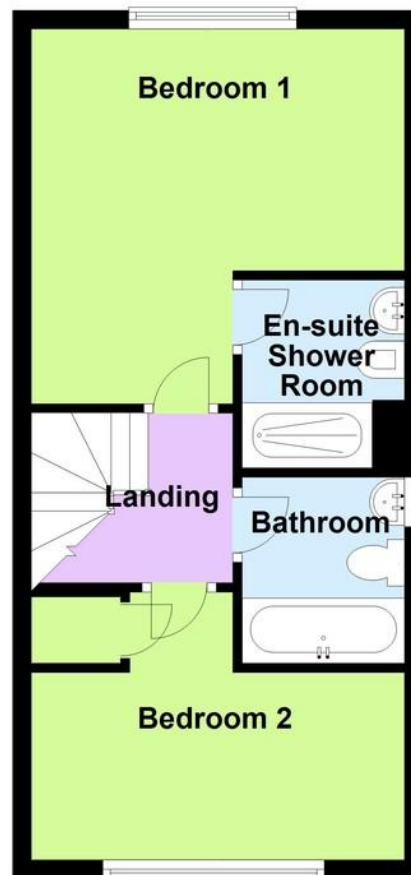
Ground Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 71.9 sq. metres (773.6 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN AREA

10' x 6' (3.05m x 1.83m)

LOUNGE/DINING ROOM

19' 5" x 13' 3" (5.92m x 4.04m)

STAIRS & LANDING

BEDROOM 1

13' 3" x 13' 2 (max)" (4.04m x 4.01m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

13' 3" x 8' 2" (4.04m x 2.49m)

BATHROOM/WC

REAR GARDEN

2 ALLOCATED PARKING SPACES



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalfe.co.uk

www.hawkemetcalfe.co.uk

