



9 Windflower Chase, Worthing – BN13 3ZG

£325,000 Freehold

Two allocated parking spaces • Complete Chain – Vendor Suited • Less than 5 years old • Open-plan living room and kitchen • Modern two-bedroom semi-detached home • Excellent decorative order throughout • Breakfast bar and integrated appliances • Remainder of NHBC Certificate



This beautifully presented modern home was constructed within the last five years and offers stylish, low-maintenance living in a desirable position at the very top of this popular development to the north-west of Worthing. The property enjoys an attractive open outlook to the rear and provides bright, contemporary accommodation that will appeal to a wide range of buyers, including first-time purchasers, professionals and those looking to downsize.

The welcoming entrance hall leads into the impressive open-plan living space, where the living room and kitchen have been thoughtfully designed to create a light and sociable environment. The room benefits from both east and west-facing aspects, allowing natural light to flow throughout the day and creating a wonderfully bright and inviting space. The modern kitchen is fitted with a comprehensive range of sleek units with under-cabinet lighting and incorporates a breakfast bar, perfect for casual dining or entertaining. A full suite of integrated appliances is included, featuring a double oven, four-burner gas hob with stainless steel splashback and extractor, fridge/freezer, dishwasher and washer dryer. Also on the ground floor is a useful storage cupboard and a cloakroom fitted with a WC and wall-mounted wash hand basin with part tiled walls.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Upstairs, the property offers two well-proportioned bedrooms, both presented in excellent decorative order. The principal bedroom benefits from a generous storage cupboard and a range of fitted wardrobes, providing excellent storage. The accommodation is completed by the stylish family bathroom, finished to a high specification and fitted with a contemporary suite including a panelled bath with mixer tap, shower screen and wall-mounted double-head shower over. The room is complemented by modern tiling, a close coupled WC and a wash hand basin set within a vanity-style storage unit.

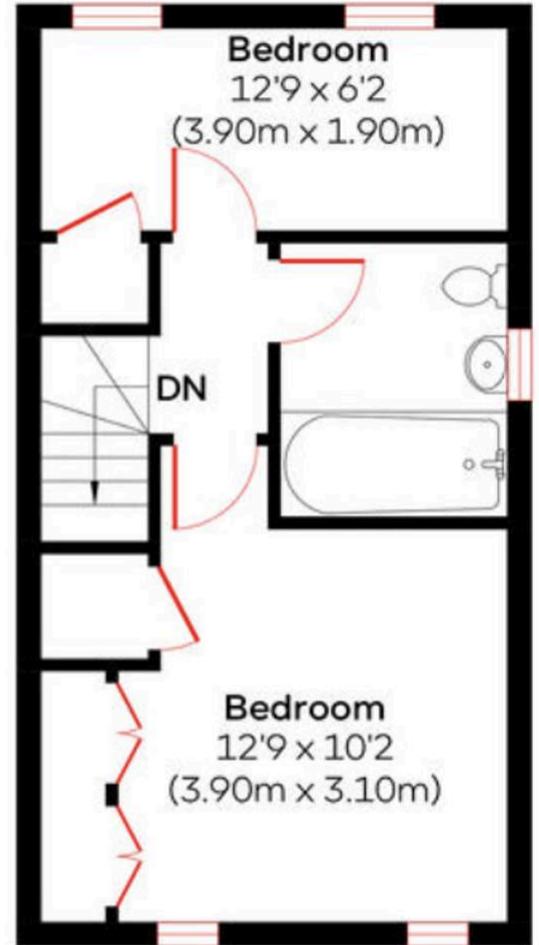
Outside, the west-facing rear garden is ideal for enjoying the afternoon and evening sun. The garden is mainly laid to lawn with separate patio and decking areas, along with a raised planting bed, and enjoys an open outlook beyond which provides a real sense of space and privacy. To the front of the property are two allocated off-road parking spaces. Further benefits include passive ventilation to the main living areas and mechanical ventilation to the bathroom. The property is also offered with approximately seven years remaining on the NHBC warranty







Ground Floor
Approximate Floor Area
314.84 sq. ft
(29.25 sq.m)



First Floor
Approximate Floor Area
314.84 sq. ft
(29.25 sq.m)

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging internally or to create atmospheric external images.