



Offers In Excess Of  
£500,000  
Freehold

## Twuyford Gardens, Worthing

- Detached Bungalow
- Two/Three Bedrooms
- Refitted Kitchen Dining Room
- Stunning Refitted Bathroom
- South Westerly Facing Garden
- Triple Width Drive and Garage
- EPC Rating -TBC

\*\*\* OPEN HOUSE - SATURDAY 16th APRIL - CALL NOW TO BOOK AN APPOINTMENT \*\*\*

Robert Luff and Co are delighted to offer to the market this detached bungalow situated in the heart of Durrington, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen/dining room, utility room, two bedrooms, office and refitted bathroom. Other benefits include garage, triple width driveway and rear garden.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Part-glazed door into entrance hall. Limed oak effect floor, Radiator. Feature floor to ceiling frosted windows to front. Loft hatch. Built in storage cupboard with hanging and shelves.

### Lounge 15'2 x 12'6 (4.62m x 3.81m)

Double-glazed window to side aspect overlooking the garden. Limed oak floor. Feature fire place with gas insert and marble surround. TV point. Two decorative wall lights.

### Refitted Kitchen/Dining Room 17'3 x 14'2 (5.26m x 4.32m)

A range of matching wall and base units. Oak effect worktop incorporating a Carron sink with designer mixer tap and drainer. Built in Neff eye level oven and combi microwave. Neff four ring hob with stainless steel and glass extractor hood above. Integrated fridge/freezer and dishwasher. Integrated wine cooler. Two designer vertical radiators. Space for dining room table and chairs. Double-glazed sky light. Double-glazed window to rear. Oak concertina doors into:

### Office 7'9 x 5'9 (2.36m x 1.75m)

Double-glazed window to front. Limed oak floor. Radiator. City 1 gig fibre internet access point. Cupboard enclosed boiler. Spot lights.

### Utility Room

A range of matching wall and base units. Worktop with sink unit with chrome mixer tap and drainer. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Double-glazed door to side. Double-glazed window to side aspect.

### Bedroom One 14'7 x 11'5 (4.45m x 3.48m)

Double-glazed window overlooking the garden. Radiator. TV point. Telephone point. A range of fitted wardrobes with hanging space, shelves, and internal drawers. Spot lights.

### Bedroom Two 10'5 x 8'6 (3.18m x 2.59m)

Double-glazed window to rear. Radiator. Space for wardrobes

### Bathroom

Stunning refitted bathroom. Walk in glass shower enclosure with floating designer shower head. Panel enclosed bath with central chrome mixer tap. Wash hand basin inset into vanity unit. Low level flush WC. Storage drawers.

Fully tiled walls with feature slate brick main behind the bath. Extractor fan. Spotlights. Double-glazed velux window to rear aspect.

### Outside

#### Rear Garden

A particular feature to this wonderful home is the stunning south westerly facing garden, being laid mainly to lawn with attractive borders and patios, creating multiple seating areas. A mix of olive trees present the border creating great seclusion and privacy. Double gates open from the road to bring a triple length hard standing, ideal for caravan storage. While the path leads around the back of the bungalow for rear access into the garden and utility room. A recess storage area homes the bins and storage unit.

#### Front Garden

Triple width drive provides off road parking for several vehicles. Leading to:

#### Garage

Up and over door with power and light.

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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>64</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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