



Essenhig Drive, Worthing

Offers In Excess Of
£250,000
Freehold

- Semi-detached house
- Two bedrooms
- Two parking spaces
- Cloakroom/w.c.
- Landscaped rear garden
- EPC rating - D
- Through living/dining
- Viewing essential room

Robert Luff & Co are delighted to offer this modern style semi-detached house being in a good proximity for shops, schools and a mainline railway station being just over a mile away. The property's accommodation comprises of entrance hall, cloakroom/w.c., living/dining room, fitted kitchen, two bedrooms and bathroom/w.c. Outside are two parking spaces and a landscaped rear garden. Viewing is essential.

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Accommodation

Entrance Porch

Front door with obscured glazed inset windows, laminate flooring, radiator, textured and coved ceiling, electric circuit board and fuse box.

Cloakroom/w.c.

Close coupled low-level w.c., radiator, wash hand basin, obscured double glazed window, tiled, textured and coved ceiling.

Living Room/Diner 22'4" x 12'11" (6.82 x 3.94)

Measurements to include stairs. Narrowing to 6'1" (1.86m) in dining room. Two radiators, laminate flooring, TV point, understairs cupboard, double glazed window and double glazed doors to garden, smooth and coved ceiling.

Kitchen 8'5" x 6'5" (2.58 x 1.97)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and inset one and half bowl single drainer Porcelain sink with mixer tap over, built in oven and hob, extractor fan, space for washing machine and fridge/freezer, double glazed window, part tiled walls, smooth and coved ceiling with spotlights, radiator, wall mounted Worcester gas fired central heating boiler.

Landing

Access to loft space with pull down ladder, airing cupboard with slatted shelving and radiator, textured and coved ceiling.

Bedroom One 10'11" x 10'3" (3.33 x 3.14)

Measurements not to include built in wardrobe. Wardrobe having double folding doors, rail and shelving, radiator, double glazed window, textured and coved ceiling, TV point.

Bedroom Two 9'9" x 6'1" (2.99 x 1.86)

Measurements not to include built in wardrobe with sliding door, rail and shelf, radiator, double glazed window, textured and coved ceiling.

Bathroom

Panelled bath with mixer tap and shower attachment over, radiator, obscured double glazed window, wash hand basin and W.C inset unit with cupboard and shelving, electric shaver point, part tiled walls, smooth and coved ceiling with spotlights and extractor fan.

Rear Garden

Patio, lawn, flower shrubs and trees, shaped shingle borders, garden shed and enclosed by fencing, side path and gate.

Off road parking

for two vehicles.

Front Garden

Laid to lawn and hedging.

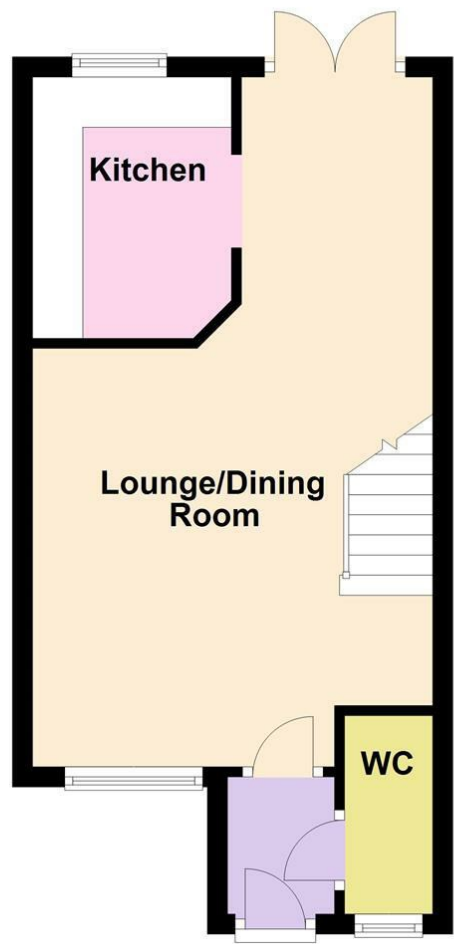


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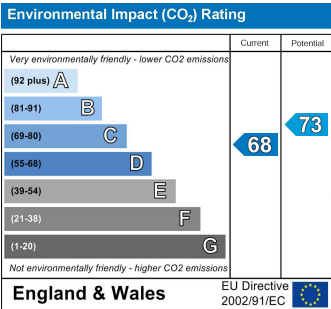
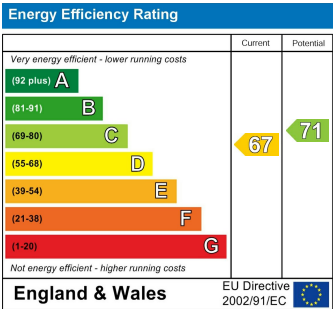
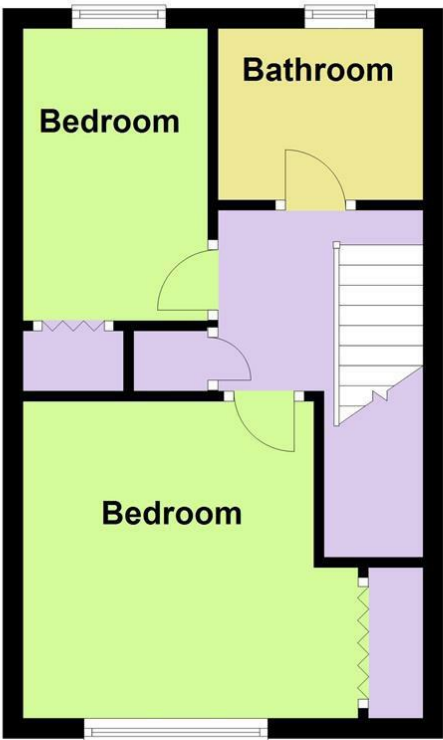
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Ground Floor



First Floor



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