

Robert  
Luff & Co

Peony Grove, Worthing

Freehold - Asking Price £495,000



4



2



3



B



## Description

We are delighted to offer this Modern Four Bedroom Detached House being sold with No Chain. It is situated in good proximity to local shops, transport and other amenities. The property is arranged over three floors and in brief comprises of entrance hall, living room, cloakroom/w.c, Fitted Kitchen family room and utility room. On the first floor are three good size bedrooms, one with an en-suite shower/w.c and family bathroom/w.c. On the top floor is a large Double bedroom with an en-suite shower room/w.c. Outside is the driveway leading to a good size pitched roof garage. The rear garden is a nice size with lawn, patio and a wooden summerhouse. Internal viewing is recommended



## Key Features

- Detached House
- Three Bath/shower
- Garage & Driveway
- Kitchen/Family Room
- Council Tax Band - E
- Four Bedrooms
- Vacant
- EPC Rating - B
- Freehold
- Viewing Essential





#### **Entrance Hall**

accessed via double glazed obscure front door into entrance hall, with under stairs cupboard with electric circuit fuse box and storage, radiator, double glazed window

#### **Cloakroom/w.c**

low level w.c, was hand basin, radiator, part tiled walls, extractor and smooth ceiling

#### **Living Room**

**3.93 x 3.74 (12'10" x 12'3")**  
double glazed window, tv point, radiator, smooth ceiling

#### **Kitchen/Family Room**

**5.5 x 2.83 (18'0" x 9'3")**  
measurements to include fitted units that comprise of one and a half bowl single drainer ink unit, range of units and drawers under and over work top surfaces, built in fridge/freezer, cooker, hob and extractor fan, dishwasher, radiator, double glazed window and double opening doors onto the rear garden. smooth ceiling

#### **Utility Room**

**2.35 x 1.64 (7'8" x 5'4")**  
measurements to include built in units and work surfaces, integrated washing machine, space for tumble dryer, smooth ceiling, double glazed obscured door to the side, wall mounted gas fired central heating boiler concealed in unit

#### **First floor landing**

accessed via stairs from the entrance hall, built in cupboard and smooth ceiling

#### **Bedroom Two**

**3.93 x 3.27 (12'10" x 10'8")**  
radiator, double glazed window and smooth ceiling

#### **En-suite Shower room/w.c**

corner shower cubicle with wall mounted shower, low level w.c,

obscure double glazed window, wash hand basin, extractor, smooth ceiling and heated towel rail

#### **Bedroom Three**

**2.91 x 2.85 (9'6" x 9'4")**  
radiator, smooth ceiling and double glazed window

#### **Bedroom Four**

**2.84 x 2.53 (9'3" x 8'3")**  
radiator, smooth ceiling and double glazed window

#### **Family Bathroom/w.c**

bath with shower screen and mixer taps, wash hand basin, low level w.c, part tiled walls, obscure double glazed window, extractor, smooth ceiling

#### **Top floor landing**

smooth ceiling and double glazed window

#### **Bedroom One**

**4.3 x 3.448 (14'1" x 11'3")**  
measurement not to include built in cupboard, double glazed window, radiator, smooth ceiling, access to loft space

#### **En-suite Shower room/w.c**

corner shower cubicle with wall mounted shower, low level w.c, velux window, wash hand basin, extractor, smooth ceiling and heated towel rail

#### **Outside**

##### **Garage & Driveway**

**5.95 x 3.05 (19'6" x 10'0")**  
driveway providing off road parking leading to Garage with up and over door, power and light and additional storage in the pitched roof area

##### **Rear Garden**

which is laid to lawn, paved patio areas and pathway, summerhouse, water tap, power point, enclosed by fencing and having side gate to the driveway



# Floor Plan Peony Grove



Total area: approx. 113.6 sq. metres (1222.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</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> <small>Not energy efficient - higher running costs</small>	<b>93</b> <b>83</b>
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 (82 plus) <b>A</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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC

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