



Magnolia Close, Worthing

Asking Price
£280,000
Freehold

- Two bedrooms
- End of terrace
- Garage
- Wrap around garden
- Council Tax Band - C
- No ongoing chain
- Freehold
- EPC Rating - C

Robert Luff & Co are delighted to offer this modern end of terrace house, ideally situated in this quiet cul de sac location within close proximity of the David Lloyd gym, local school and Tesco main superstore. Accommodation comprises of entrance hall, lounge/dining room opening to garden and modern kitchen with fitted appliances. Upstairs there are two bedrooms and modern family bathroom. There is a garage. Viewing Advised

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Accommodation

Entrance Hall

Double glazed front door

Lounge 14'11" x 11'5" (4.56 x 3.5)

Double glazed windows and double glazed doors leading to the rear garden, radiator, under stairs cupboard with light and storage

Kitchen 9'4" x 5'1" (2.86 x 1.55)

Measurements to include built in units, single bowl single drainer sink unit with mixer tap, units and drawers under and over work top surfaces, double glazed windows, built in oven, hob and extractor, washing machine and fridge freezer, part tiled walls, gas central heating boiler.

First Floor Landing

Access to loft space, airing cupboard with shelving

Bedroom One 10'7" x 8'5" (3.25 x 2.57)

Double glazed window and radiator

Bedroom Two 8'4" x 5'11" (2.55 x 1.82)

Radiator and double glazed window

Shower Room/ WC

Step in shower with wall mounted shower, lower level WC, wash hand basin with cupboard, obscured double glazed window, hot towel rail

Front Garden

Flower and shrub borders

Rear Garden

Laid to lawn, patio area, shed and side gate access

Garage

in a compound accessed via Magnolia Close



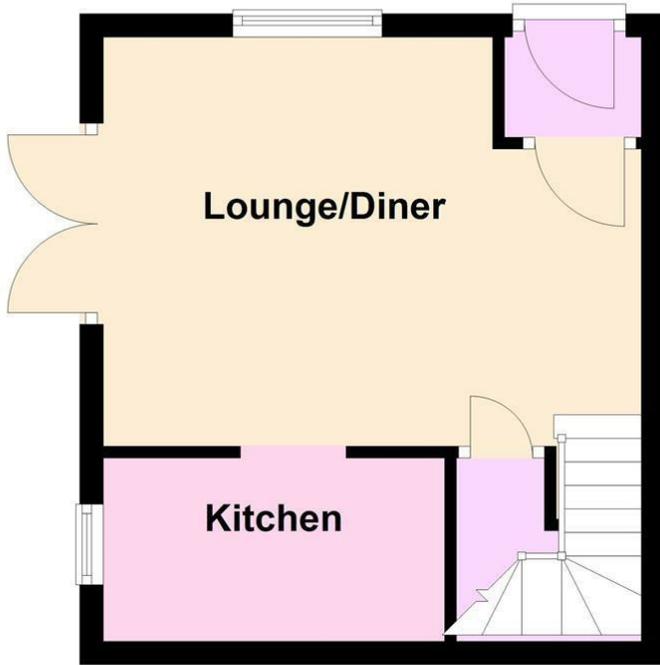
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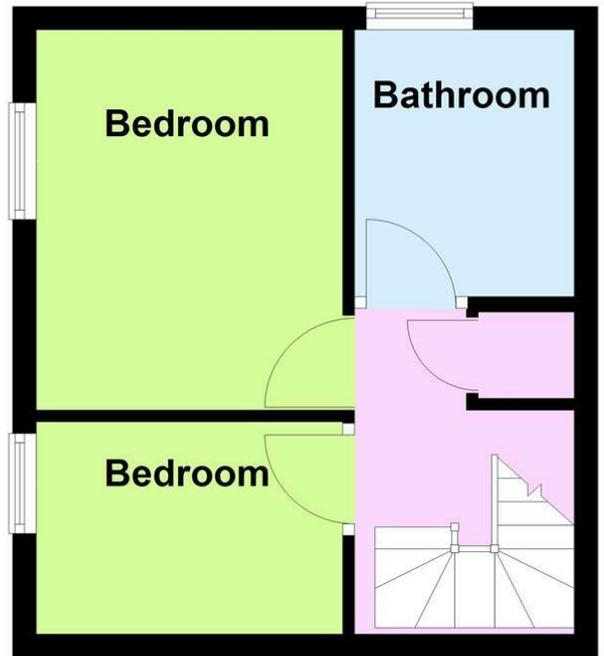
Ground Floor

Approx. 22.7 sq. metres (244.2 sq. feet)

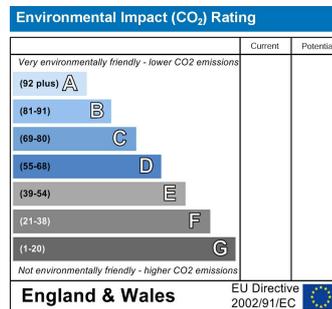
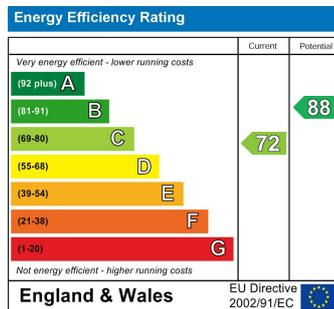


First Floor

Approx. 23.7 sq. metres (254.9 sq. feet)



Total area: approx. 46.4 sq. metres (499.1 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.