



3



1



2



## Description

Robert Luff & Co are pleased to present this three bedroom terrace house located in Worthing. Living accommodation upstairs comprises two double bedrooms (one with an en-suite), a further single and family bathroom. Downstairs includes a lounge/diner, kitchen and w.c. The property also benefits a west garden, two parking spaces, double glazing and gas fired central heating. Rees Close is positioned close to local schools, shops and transport links, internal viewing advised.

## Key Features

- Terrace House
- En-Suite
- Two Parking Spaces
- Quiet Location
- Freehold
- Three Bedrooms
- West Garden
- Lounge/Diner
- EPC - TBC
- Council Tax Band - D





#### Entrance

#### Lounge / Diner

7.77 x 3.66 (narrowing to 2.19)  
(25'5" x 12'0" (narrowing to 7'2" )

#### Kitchen

3.01 x 2.34 (9'10" x 7'8")

#### W.C

0.92 x 1.65 (3'0" x 5'4")

#### First Floor Landing

Access to all rooms and loft space

#### Bedroom One

2.59 x 4.02 (8'5" x 13'2")

Measurements to include built in wardrobe

#### En-suite

1.99 x 1.21 (6'6" x 3'11")

#### Bedroom Two

2.59 x 3.49 (8'5" x 11'5" )

Measurements to include built in wardrobe

#### Bedroom Three

2.96 x 2.00 (9'8" x 6'6")

#### Bathroom

1.71 x 2.00 (5'7" x 6'6")

#### Rear Garden

West Facing, patio and lawn areas, fenced surround

#### Parking

Two allocated parking spaces to front of property.



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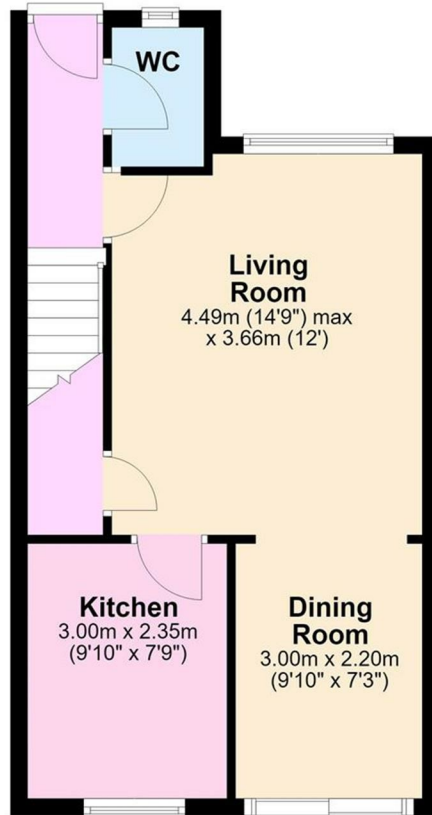
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Robert  
Luff & Co

## Floor Plan Rees Close

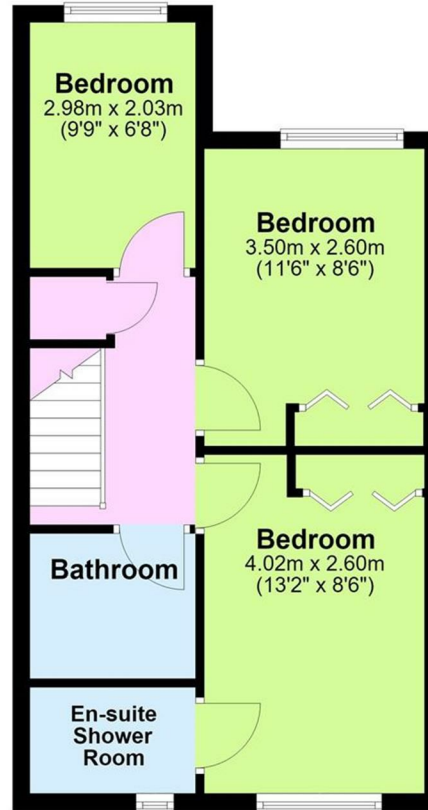
### Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



### First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.7 sq. feet)



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

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.

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