

Robert
Luff & Co

Cleveland Road, Worthing

Freehold - Offers In Excess Of £385,000



2



2



1



D



Description

Robert Luff & Co are pleased to present this two double bedroom detached and extended bungalow located in Salvington. The property offers two double bedrooms, a large lounge, dining room, kitchen and shower room. The property also benefits a garage, off road parking for multiple cars, a store room and also has 10 x solar panels and a battery system significantly reducing the monthly energy costs. (further details can be provided on request). It is well presented and positioned close to local shops and bus stops too. Cleveland Road is being offered with no ongoing chain, internal viewing advised.



Key Features

- Extended Detached Bungalow
- Two Double Bedrooms
- Well Presented
- Detached Garage
- Solar Panels
- Chain Free
- Freehold
- Council Tax Band - D
- EPC - D





Entrance Hall

Lounge
3.91 x 5.73 (12'9" x 18'9")

Dining Room
2.33 x 3.96 (7'7" x 12'11")

Kitchen
3.11 x 2.69 (10'2" x 8'9")

Bedroom One
4.35 x 3.74 (14'3" x 12'3")

Bedroom Two
3.39 x 2.85 (11'1" x 9'4")

Bathroom
1.64 x 2.40 (5'4" x 7'10")

Front Garden

Rear Garden

Laid to paving with access to kitchen

Brick Store

3.01 x 2.50 (9'10" x 8'2")

Garage

2.48 x 5.09 (8'1" x 16'8")

Up and over main door with power and lighting.

Driveway

Parking for two cars accessed from Roxburgh Close

Agents Note

The property offers 10 x solar panels with a battery system that are owned and not leased, these greatly reduce the energy bills at the property and are included in the sale.



Floor Plan Cleveland Road



Total area: approx. 80.0 sq. metres (861.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(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 environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80			
		61			
England & Wales	EU Directive 2002/91/EC		England & Wales	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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