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Description

We are delighted to offer this Extended Semi Detached Chalet Style House being situated in good proximity to local amenities, including Tesco's Extra, schools & bus routes. The property is beautifully presented and comprises of good open plan flowing accommodation down stairs with living room, kitchen/dining room and part brick conservatory which overlooks the landscaped rear garden. On the first floor are three bedrooms which all have wardrobes and a modern fitted bathroom/w.c. There is a driveway and garage and other benefits include gas heating and double glazing. Internal viewing is essential to fully appreciate this property



Key Features

- Ext Semi Detached House
- Open Plan Kit/Dining Room
- Freehold
- Council Tax Band - C
- Modern Bathroom/w.c
- Three Bedrooms
- Garage and Drive
- EPC Rating - TBC
- Landscaped Garden
- Viewing Essential





Entrance Porch

Obscured double glazed front door and windows

Entrance Hall

Radiator, smooth and coved ceiling, double doors to

Living Room

4.01 x 3.75 (13'1" x 12'3")
 Double glazed windows, radiator, gas fire fireplace, understairs cupboard with storage housing the electric circuit breaker fuse box and archway leading to

Kitchen/ Dining Room

4.73 x 3.32 (15'6" x 10'10")
 Measurements to include built in units, single bowl single drain sink unit, units and drawers under and over work top surfaces, plumbing and space for washing machine, space for fridge freezer, built in oven, hob and extractor unit, two double glazed windows giving a double aspect, smooth and coved ceiling with spot lights, kick board heater, part tiled walls and double glazed door leading to

Conservatory Extension

4.49 x 2.48 (14'8" x 8'1")
 Tiled floor with under floor heating, double glazed windows, double glazed double doors looking out onto rear garden, atrium skylight

Landing

Access to loft space which houses the gas boiler with ladder, smooth and coved ceiling, obscured double glazed window and storage cupboards

Bedroom One

3.96 x 2.66 (12'11" x 8'8")
 Measurements not to include built in wardrobes with sliding doors and having hanging space and shelves, double glazed window, radiators and smooth and coved ceiling

Bedroom Two

2.82 x 2.78 (9'3" x 9'1")
 Measurements not to include built in wardrobe with storage, double glazed window and radiator

Bedroom Three

2.86 x 1.98 (9'4" x 6'5")
 Measurements to include built in wardrobes with hanging space, double glazed window and radiator

Modern Bathroom/w.c

Modern white bathroom suite with Panelled bath and wall mounted shower and shower screen, low level WC, tiled walls, wash hand basin with cupboard below, obscured double glazed window, smooth and coved ceiling with spotlights, heated towel rail.

Outside

Driveway

Brick paved with ample of road parking, raised flower borders

Garage

5.8 x 2.27 (19'0" x 7'5")
 Double opening wooden doors, power and lights, electric and gas meters, double glazed double doors to

Landscaped Garden

Paved patios, shaped lawn, raised flower and shrub borders, enclosed by fencing and wall

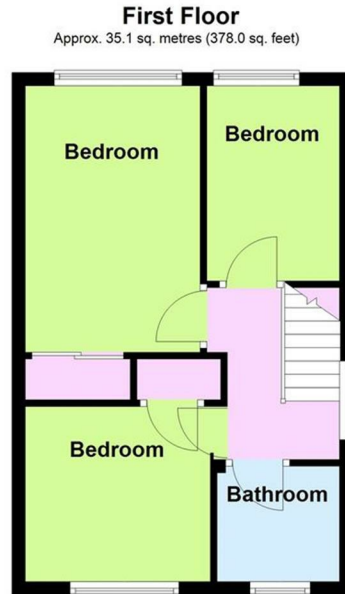
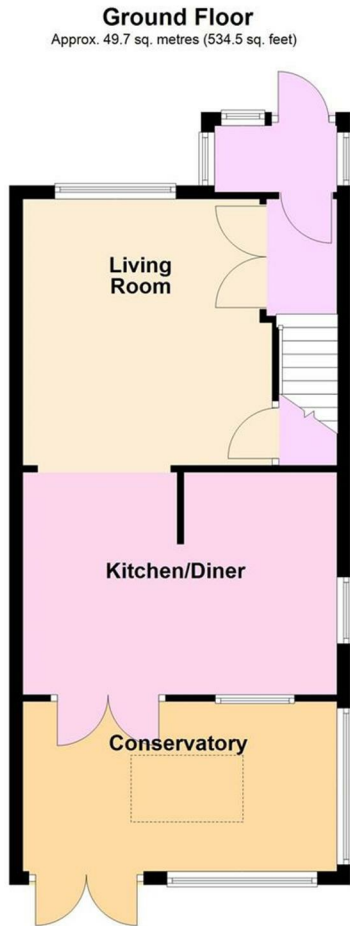
Workshop

3.89 x 2.12 (12'9" x 6'11")
 Power and lights, work benches, shelving and storage, double glazed door and double glazed window

Rear Store

2.25 x 1.31 (7'4" x 4'3")
 connected to the workshop with own door and having power and light

Floor Plan Edmonton Road



Total area: approx. 84.8 sq. metres (912.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81 plus) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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