



3



1



2



C



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 - C
- 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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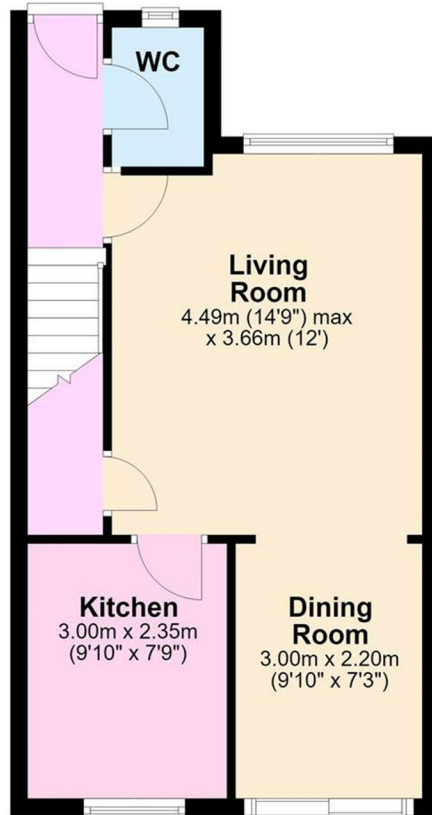
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Robert
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Floor Plan Rees Close

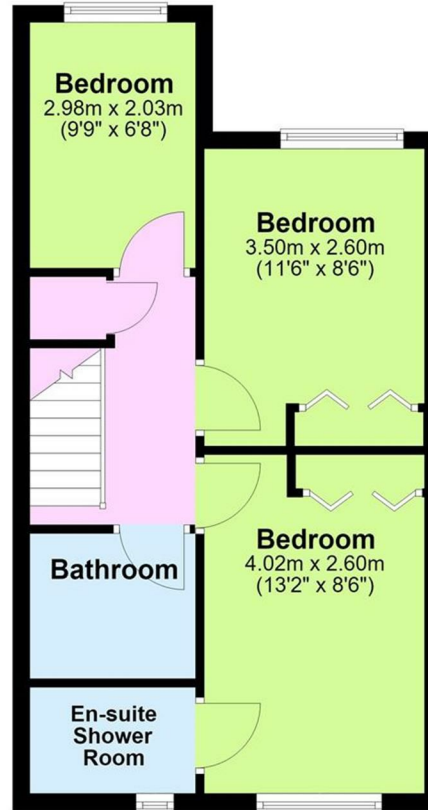
Ground Floor

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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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