



3



1



2



B



## Description

Robert Luff & Co are pleased to present this well presented three bedroom end terrace house located on the popular Cisbury Chase development in Worthing. Upstairs accommodation comprises two double bedrooms (one with an en-suite), a further single bedroom and family bathroom. Downstairs living includes a kitchen, lounge/diner with double doors to garden and W.C. The property also benefits two allocated parking spaces positioned directly in front of the house, a well presented rear garden that is mainly lawned with a patio area. Brothers Avenue is located close to local schools shops and transport links with mainline station a short walk away and is being offered with no ongoing chain.

## Key Features

- End Terrace House
- Two Parking Spaces
- Well Presented
- Chain Free
- Freehold
- Three Bedrooms
- En-Suite
- Quiet Location
- EPC -B
- Council Tax Band -





**Entrance Hall**

**Lounge / Diner**  
4.41 x 4.58 (14'5" x 15'0")

**Kitchen**  
2.28 x 3.69 (7'5" x 12'1")

**Cloakroom/W.C**  
1.51 x 0.93

**First Floor Landing**

**Bedroom One**  
2.60 x 3.61 (8'6" x 11'10" )  
built in wardrobe

**En-Suite**  
1.31 x 2.56 (4'3" x 8'4")

**Bedroom Two**  
2.58 x 3.10 (8'5" x 10'2" )  
built in wardrobe

**Bedroom Three**  
2.67 x 1.91 (8'9" x 6'3")

**Bathroom/w.c**  
2.32 x 1.90 (7'7" x 6'2")

**Front Garden**

**Rear Garden**  
mainly laid to lawn, patio section Front Garden - mainly laid to lawn, patio area, side access to front of

**Parking**  
2 allocated to front of property (spaces 100)

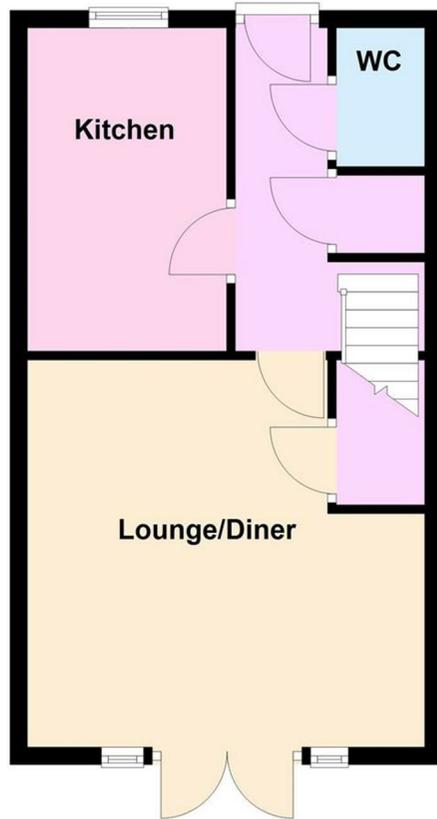
**Agents Note**  
Service charge -£320 PA - paid half yearly in Jan/July



# Floor Plan Brothers Avenue

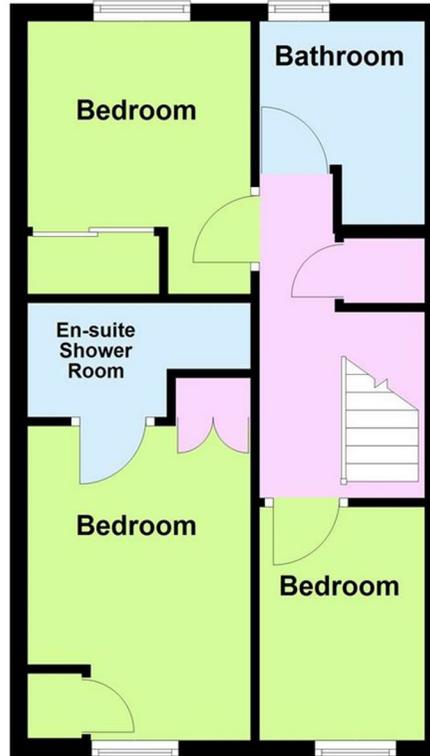
## Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>95</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co