



## Iris Close, Worthing

Offers In Excess Of  
£310,000  
Freehold

- Semi-detached house
- En-suite shower/w.c.
- Two parking spaces
- Quiet Close
- Two double bedrooms
- Remainder of NHBC
- EPC rating - B
- Viewing Advised

**\*\*Open Day Saturday 26th February 11am - 1pm\*\*** Robert Luff & Co are delighted to offer this well presented semi detached house being situated on this popular West Durrington development. The property still has the remainder of the NHBC warranty. Local amenities include supermarket, bus routes, schools and local shops. The accommodation in brief is a fitted kitchen, lounge/dining room with double doors onto the rear garden, ground floor cloakroom/w.c, two double bedrooms with the main having an en-suite shower/w.c and also a family bathroom/w.c. There is a nice enclosed rear garden and there are two parking spaces to the front of the property. Internal viewing is essential.

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## Accommodation

### Hallway

Part obscured double glazed composite door, vinyl tile flooring, radiator, stairs to first floor.

### Kitchen 6'1" x 9'10" (1.86 x 3.02)

Measurements to include built in units. Range of matching floor and wall units with integrated fridge / freezer, dishwasher, washer / drier and electric double oven with four point gas hob and extractor over, wall mounted combi boiler, stainless steel splashback, double glazed window to front, under cupboard lights, radiator, kickboard heater, extractor fan, vinyl tile flooring.

### Lounge / Diner 13'0" x 16'3" (max) (3.97 x 4.96 (max))

Under stair storage cupboard housing fuse board and fibre connections, large full height double glazed french doors to garden with double glazed windows to both sides, radiator.

### W.C

Low level W.C, pedestal wash hand basin with mixer tap over, radiator, vinyl tile flooring, obscured double glazed window to front.

### First Floor Landing

Loft access with pull down ladder (part boarded and with light) radiator.

### Bedroom One 10'1" x 9'9" (3.08 x 2.99)

Double glazed window to rear, access to en-suite.

### En-Suite

White bathroom suite, low level W.C, pedesal wash hand basin with mixer tap over, shower cubical with glass screen and power shower over, part tiled walls, tiled floor, ex fan, wall mounted mirror.

### Bedroom Two 8'4" x 13'1" (max) (2.56 x 4.01 (max))

Measurements to include built in units. radiator, two double glazed windows to front.

### Rear Garden

Mainly laid to patio, lawn section with garden shed, side access to front, flower and shrub borders, fenced surround.

### Front Garden

Footpath to front and side, two allocated parking spaces, flower bed, access to rear garden via side gate.

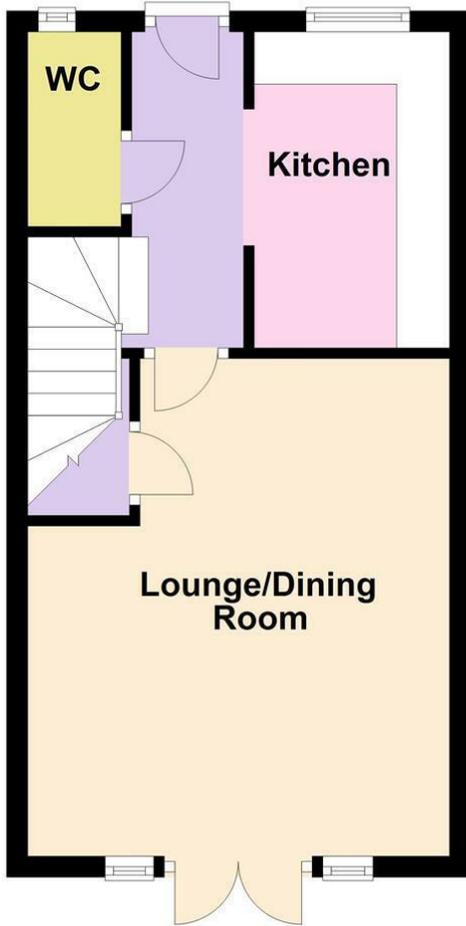


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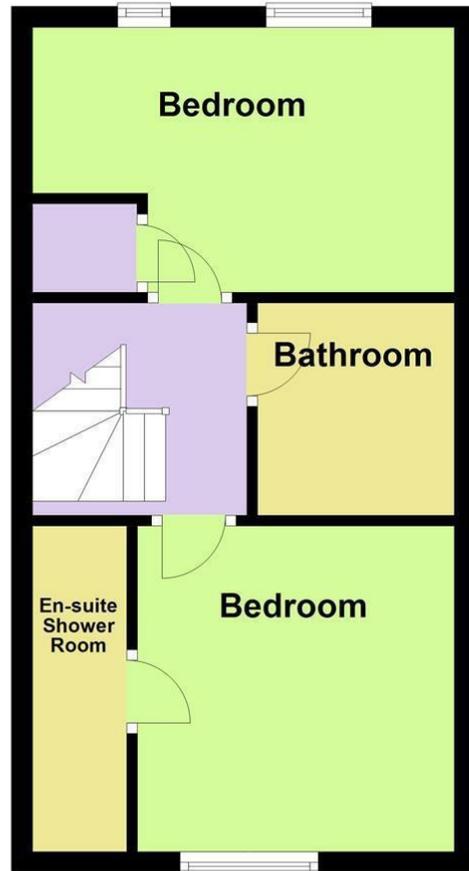
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**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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