



3



1



1



B



## Description



## Key Features

- End Terrace House
- Well Finished
- Chain Free
- Remainder of 10 Year Guarantee
- Council Tax Band - C
- Three Bedrooms
- Extra Large Garden
- Parking
- Freehold
- EPC - B



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**Entrance Hall**

**Lounge**

**3.80 x 3.94 (max) (12'5" x 12'11" (max))**

**Kitchen / Diner**

**4.88 x 2.49 (16'0" x 8'2")**

**W.C**

**1.54 x 1.05 (5'0" x 3'5")**

**First Floor Landing**

**Bedroom One**

**3.25 x 2.74 (10'7" x 8'11")**

**En-Suite**

**1.53 x 1.00 (5'0" x 3'3")**

**Bedroom Two**

**2.99 x 2.49 (9'9" x 8'2")**

**Bedroom Three**

**2.49 x 1.79 (8'2" x 5'10")**

**Bathroom**

**1.90 x 2.10 (6'2" x 6'10")**

**Front Garden**

Driveway with parking for multiple cars

**Rear Garden**

Extra large, double width

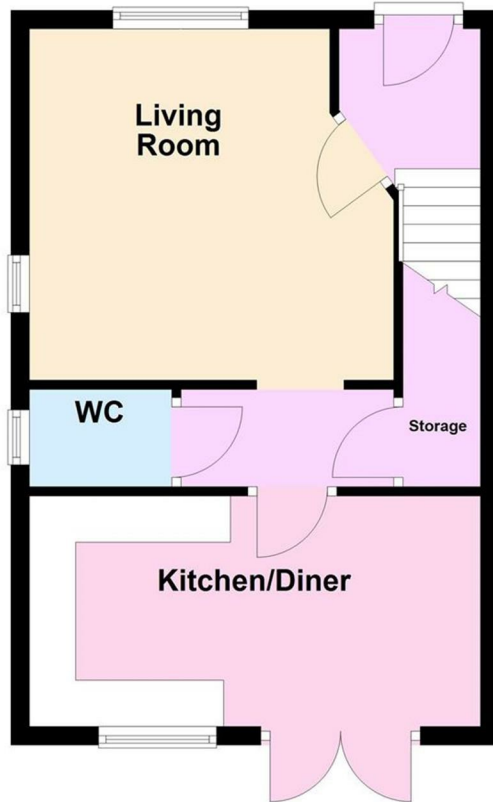
**Agents Note**

This property has an estate charge of approximately £300 per year

# Floor Plan Windflower Chase

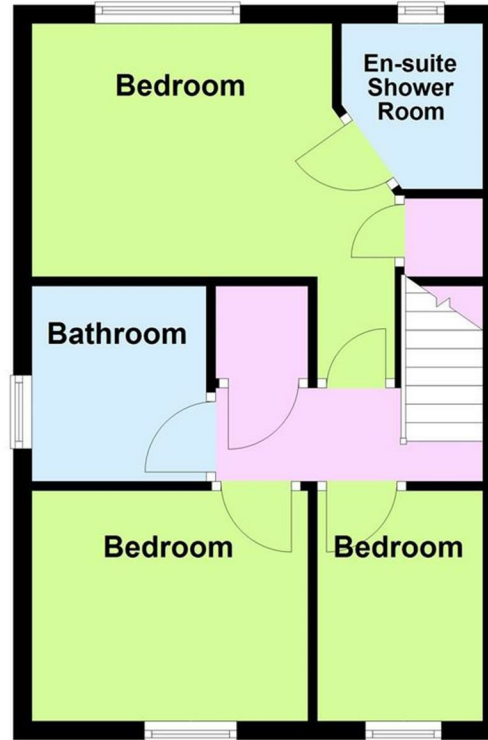
## Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	96		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(29-34) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; 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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