



2



1



2



B



Description

Robert Luff and Co are delighted to offer to the market this really well presented two double bedroom semi-detached house. The property still has the remainder of the NHBC certificate. Within walking distance to supermarket, local amenities, public transport and a short drive from the nearest train station. The property benefits from a modern fitted kitchen with appliances, good size living space with double doors leading out into the enclosed south facing rear garden with patio area, perfect for relaxing and entertaining. On the first floor, there are two double bedrooms, with the master having an en-suite shower room. There is also a modern family bathroom. The property offers off street parking available for two cars and viewings are highly recommended.



Key Features

- Semi Detached House
- En-Suite
- Quiet Close
- Freehold
- EPC - B
- Two Double Bedrooms
- South Garden
- Well Presented
- Council Tax Band - C





Entrance Hall

Kitchen

2.74 x 1.83 (8'11" x 6'0")

Lounge/Diner

4.88 x 3.96 (16'0" x 12'11")

W.C

1.86 x 0.89 (6'1" x 2'11")

First Floor Landing

Bedroom One

3.17 x 2.95 (10'4" x 9'8")



Bedroom Two

3.96 x 2.44 (12'11" x 8'0")

En-Suite

3.16 x 0.90 (10'4" x 2'11")

Bathroom

2.43 x 1.88 (7'11" x 6'2")

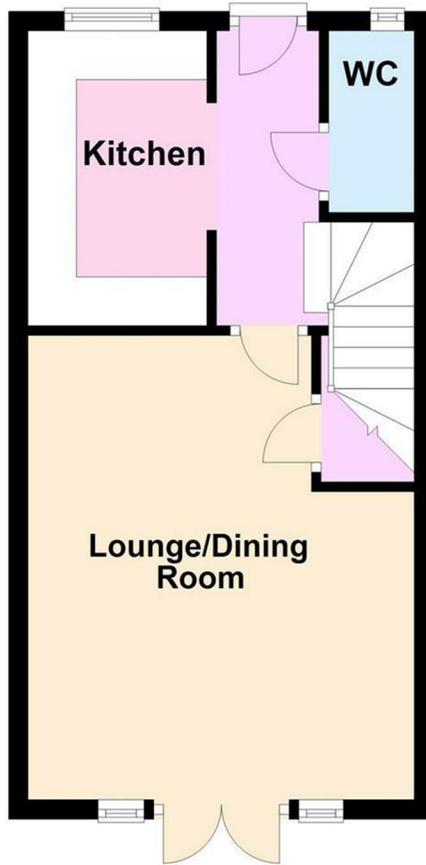
Agents Notes

This property has an estate charge of approximately £290 PCM

Floor Plan Iris Close

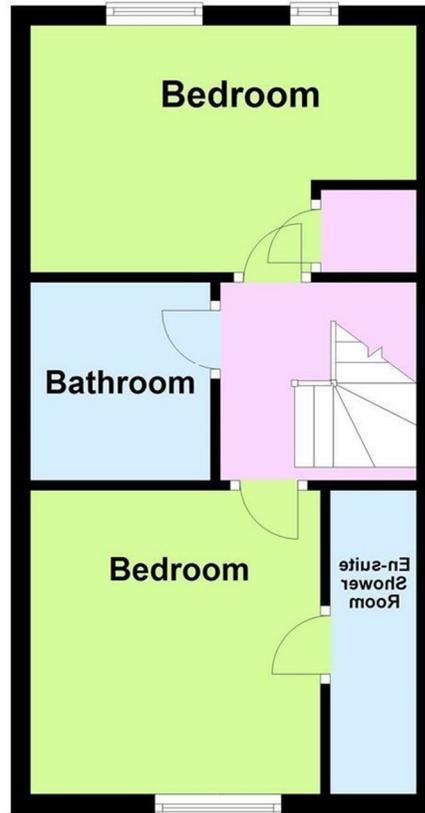
Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(81-91) B		
(81-91) B		83	(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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