Robert Luff & Co

Narcissus Rise, Worthing

Freehold - Offers In Excess Of £350,000

3

1

2

A



Description

We are delighted to offer this Modern Style Semi Detached House being situated in West Durrington with good access to shops and local amenities. The property has open plan living on the ground floor with lounge/dining and kitchen all flowing very nicely. There is also a ground floor cloakroom/w.c. On the first floor there are three nice size bedrooms with the master having an en-suite shower room/w.c and there is also a family bathroom/w.c. Outside there is a driveway with a carport leading to the garage and a South Facing Rear Garden







Key Features

- Modern Semi Detached House
- Three Bedrooms
- Two Bath/shower rooms/w.c
- Open Plan Living
- South Rear Garden
- EPC Rating - A
- Freehold
- Garage and Car port
- Council Tax Band - D
- Viewing Essential

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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

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Entrance Hall
front door into entrance hall, radiator, storage cupboard

Cloakroom/w.c
with low level w.c, wash hand basin, obscured double glazed window, radiator and electric circuit breaker fuse box

Open Plan Living/Dining & Kitchen
8.04 x 5.05 narrowing in kitchen to 2.93 (26'4" x 16'6" narrowing in kitchen to 9'7")
Measurement of whole room - range of double glazed windows and double doors onto the rear garden and two radiators

Kitchen Area
Measurements include fitted units and comprise of one and a half bowl single drainer sink unit with range of units and drawers under and over the work top surfaces. Built in oven, hob, extractor fan, fridge freezer, dishwasher and washing machine

First Floor Landing
access to loft space, storage cupboard

Bedroom One
4.8 x 2.93 (narrowing in one corner) (15'8" x 9'7" (narrowing in one corner))
double glazed window and radiator, door to

En-Suite Shower Room/w.c
with walk in shower cubicle, wall mounted shower, part tiled walls, low level w.c, wash hand basin and radiator

Bedroom Two
2.98 x 2.93 (9'9" x 9'7")
double glazed window and radiator

Bedroom Three
2.88 x 2.02 (9'5" x 6'7")
double glazed window and radiator

Bathroom/w.c
panelled bath with wall mounted shower and screen, wash hand basin, low level w.c, heated towel rail, part tiled walls and obscured double glazed window

Outside

Front Garden

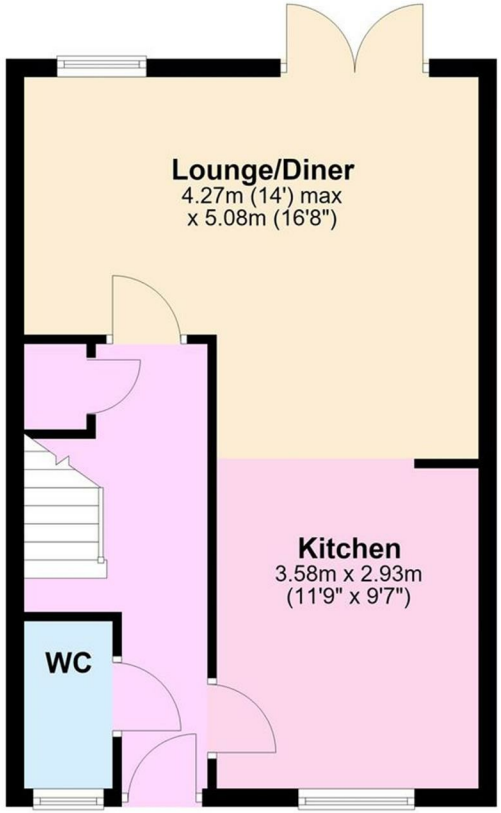
Garage, Car Port & Driveway
driveway with parking for approximately three cars leading to the garage

South Rear Garden
laid to lawn, patio and side gate

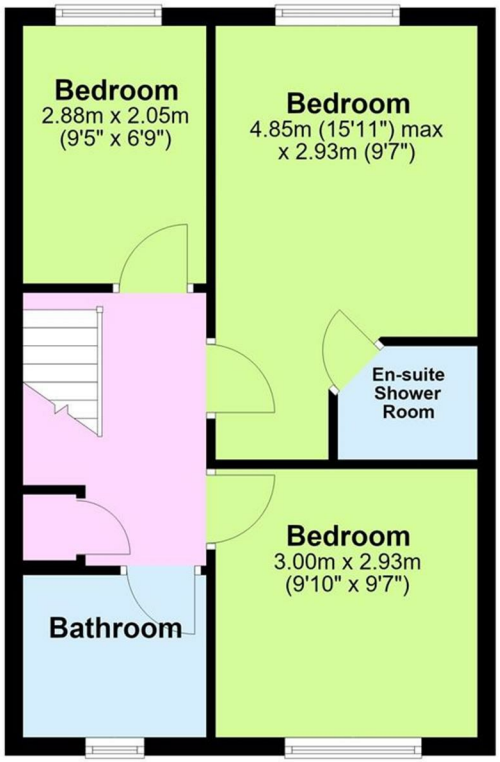
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Floor Plan Narcissus Rise

Ground Floor
Approx. 40.4 sq. metres (434.8 sq. feet)

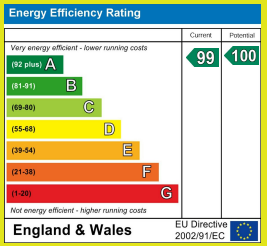


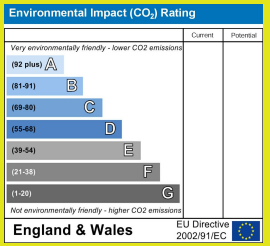
First Floor
Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 sq. feet)







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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