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Description

Robert Luff & Co are delighted to offer this Imposing Detached House which has been extended to offer spacious rooms. It is situated in a great residential location with good access to schools, shops, restaurants, cafe's and the Beach can be found just 0.2 miles away. The spacious accommodation in brief comprises reception hall, cloakroom/w.c, open plan living/dining and Kitchen area, utility room, 21' (6.68m) Reception Room, third reception room with doors onto the garden. On the first floor is a split level landing leading to the four double bedrooms. The main two both have En-suite shower rooms/w.c and there is a family bathroom and separate w.c. Outside there are gardens to three sides and a garage and driveway. Internal viewing is essential to fully appreciate the size, quality and position of this House.

Key Features

- Imposing Detached House
- Three Reception Rooms
- No Chain
- Freehold
- Garage and Driveway
- Four Double Bedrooms
- Three Bath/shower Room
- EPC Rating - D
- Council Tax Band - F
- Viewing Essential



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Robert
Luff & Co



Entrance Porch

Double Glazed front door, and double glazed windows, double doors leading to

Entrance Hall

Radiator, Wooden Flooring, understairs storage

Cloakroom/ WC

Lower level WC, hot towel rail, wash hand basin, extractor fan

Reception Room

6.68 x 3.66 (21'10" x 12'0")
Double aspect with a range on double glazed windows, wooden flooring, fireplace, bay window

Open Plan Living/Dining Room and Kitchen

Open Plan Kitchen

6.14 x 3.92 (20'1" x 12'10")
Measurements to include built in units, sink, units and drawers under and over work top surfaces, radiator, two built in ovens, hob and extractor, microwave, central fireplace, two sky lights, double glazed doors leading to garden, wooden flooring.

Utility Room

3.29 x 1.15 (10'9" x 3'9")
Plumbing and space for washing machine and tumble dryer, wooden flooring, wall mounted cupboards, wall mounted gas fired boiler

Dining Area

3.59 x 2.60 (11'9" x 8'6")
Radiator, double glazed windows, double glass doors to

Living Area

6.8 x 3.6 (22'3" x 11'9")
Radiator, double glazed windows, double glazed doors looking out to the garden, wooden flooring

Reception Room Three

3.41 x 3.18 (11'2" x 10'5")
Wooden Flooring, range of double glazed windows, radiator, doors leading to rear garden

Split Level First Floor Landing

Access to loft space, two cupboard spaces, one with the hot water tank and slatted shelving

Bedroom One

6.39 x 3.66 (20'11" x 12'0")
Radiator, Velux window, two double glazed windows, door leading to

En-Suit Shower Room/ WC

Lower level WC, wash hand basin, heated towel rail, tiled floor, Velux window, shower cubicle with wall mounted shower

Bedroom Two

4.59 x 3.65 (15'0" x 11'11")
Two double glazed window with dial aspect, radiator

En-Suit Shower Room

Lower level WC, wash hand basin, tiled floor, radiator, obscured double glazed window, shower cubicle with wall mounted shower

Bedroom Three

4.72 x 3.33 (15'5" x 10'11")
Radiator, Three double glazed windows with dial aspect

Bedroom Four

3.64 x 3.25 (11'11" x 10'7")
Radiator, double glazed window

Bathroom

Panelled bath with mixer tap and shower attachment, wash hand basin, radiator, obscured double glazed window, tiled walls

Seperate WC

Lower level WC, wash hand basin with cupboard below, radiator, obscured double glazed window

Front/ Side Garden

Laid to lawn, hedges, flowers and shrubs, brick paved pathway, side access

Garage

4.55 x 3.14 (14'11" x 10'3")
Brick driveway leading to garage with up and over door

Rear Garden

Laid to lawn, flowers and shrubs, patio, shed, fencing



Floor Plan Cowdray Drive



Total area: approx. 224.3 sq. metres (2414.4 sq. feet)



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

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

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