



3



1



2



C



Description

Robert Luff & co are pleased to present this three bedroom end terrace house located in littlehampton. Accommodation in brief comprises three good sized bedroom (one with an en-suite) and bathroom upstairs. Downstairs living includes a large living room, kitchen / diner and W.C. The property also benefits a west facing rear garden, allocated parking nearby and is being offered with no ongoing chain. Internal viewing advised



Key Features

- End Terrace House
- En-Suite
- Chain Free
- Freehold
- Council Tax Band - D
- Three Bedrooms
- Parking
- Quiet Location
- EPC - C



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Robert
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Entrance Hall

W.C

Living Room

4.94 x 3.54 (16'2" x 11'7")

Kitchen / Diner

4.94 x 2.58 (16'2" x 8'5")

First Floor Landing

Bedroom One

3.48 x 3.54 (11'5" x 11'7")

En-Suite

Bedroom Two

2.72 x 2.61 (8'11" x 8'6")

Bedroom Three

2.58 x 2.12 (8'5" x 6'11")

Bathroom

Rear Garden

Maily laid to lawn, decked area, garden shed side access to rear of property

Parking

Allocated parking space located in car park access via Faulkner Gardens.

Agents Note

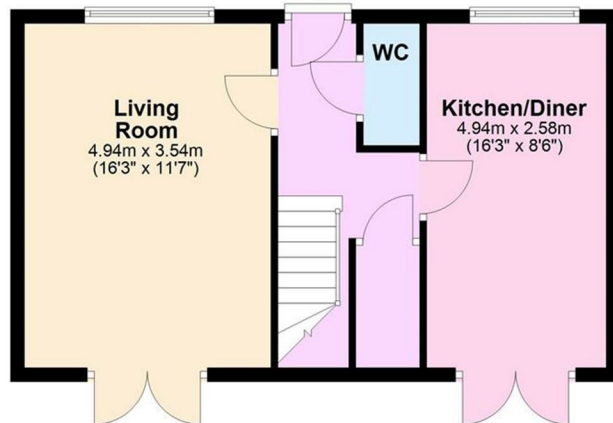
Annual estate charge: £240 approximately.



Floor Plan Faulkner Gardens

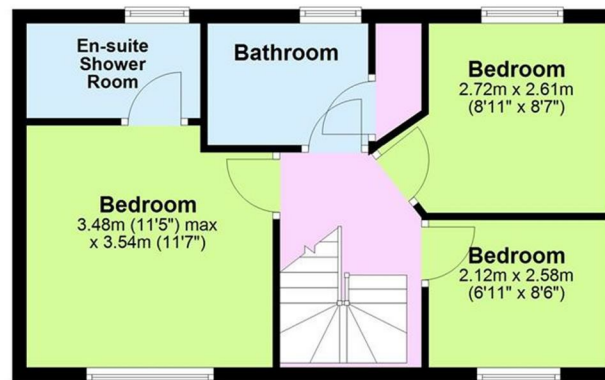
Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.2 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			(92 plus) A		
(81-91) B			(81-91) B		
(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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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