



## Peony Grove, Worthing



Asking Price  
**£475,000**  
 Freehold

- Detached House
- Four Bedrooms
- Three Bath/shower
- Vacant
- Garage & Driveway
- EPC Rating - B
- Kitchen/Family Room
- Cloakroom/u.c
- Living Room
- Viewing Essential

Robert Luff & Co are delighted to offer this Modern Four Bedroom Detached House being sold with No Chain and the remainder of the New Homes Builders warranty. It is situated in good proximity to local shops, transport and other amenities. The property is arranged over three floors and in brief comprises of entrance hall, living room, cloakroom/u.c, Fitted Kitchen family room and utility room. On the first floor are three good size bedrooms, one with an en-suite shower/u.c and family bathroom/u.c. On the top floor is a large Double bedroom with an en-suite shower room/u.c. Outside is the driveway leading to a good size pitched roof garage. The rear garden is a nice size with lawn, patio and a wooden summerhouse. Internal viewing is essential to fully appreciate this property

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**Robert  
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## Accommodation

### Entrance Hall

accessed via double glazed obscure front door into entrance hall, with under stairs cupboard with electric circuit fuse box and storage, radiator, double glazed window

### Cloakroom/w.c

low level w.c, wash hand basin, radiator, part tiled walls, extractor and smooth ceiling

### Living Room 12'10" x 12'3" (3.93 x 3.74)

double glazed window, tv point, radiator, smooth ceiling

### Kitchen/Family Room 18'0" x 9'3" (5.5 x 2.83)

measurements to include fitted units that comprise of one and a half bowl single drainer sink unit, range of units and drawers under and over work top surfaces, built in fridge/freezer, cooker, hob and extractor fan, dishwasher, radiator, double glazed window and double opening doors onto the rear garden. smooth ceiling

### Utility Room 7'8" x 5'4" (2.35 x 1.64)

measurements to include built in units and work surfaces, integrated washing machine, space for tumble dryer, smooth ceiling, double glazed obscured door to the side, wall mounted gas fired central heating boiler concealed in unit

### First floor landing

accessed via stairs from the entrance hall, built in cupboard and smooth ceiling

### Bedroom Two 12'10" x 10'8" (3.93 x 3.27)

radiator, double glazed window and smooth ceiling

### En-suite Shower room/w.c

corner shower cubicle with wall mounted shower, low level w.c, obscure double glazed window, wash hand basin, extractor, smooth ceiling and heated towel rail

### Bedroom Three 9'6" x 9'4" (2.91 x 2.85)

radiator, smooth ceiling and double glazed window

### Bedroom Four 9'3" x 8'3" (2.84 x 2.53)

radiator, smooth ceiling and double glazed window

### Family Bathroom/w.c

bath with shower screen and mixer taps, wash hand basin, low level w.c, part tiled walls, obscure double glazed window, extractor, smooth ceiling

### Top floor landing

smooth ceiling and double glazed window

### Bedroom One 14'1" x 11'3" (4.3 x 3.448)

measurement not to include built in cupboard, double glazed window, radiator, smooth ceiling, access to loft space

### En-suite Shower room/w.c

corner shower cubicle with wall mounted shower, low level w.c, velux window, wash hand basin, extractor, smooth ceiling and heated towel rail

### Outside

### Garage & Driveway 19'6" x 10'0" (5.95 x 3.05)

driveway providing off road parking leading to Garage with up and over door, power and light and additional storage in the pitched roof area

### Rear Garden

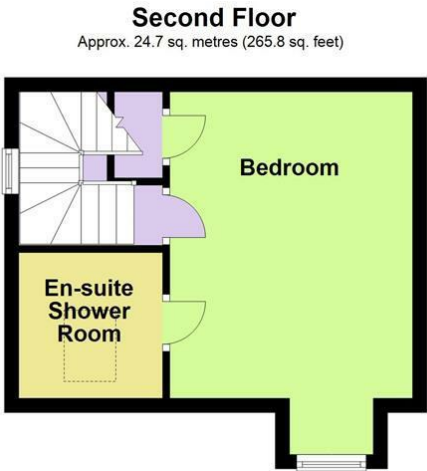
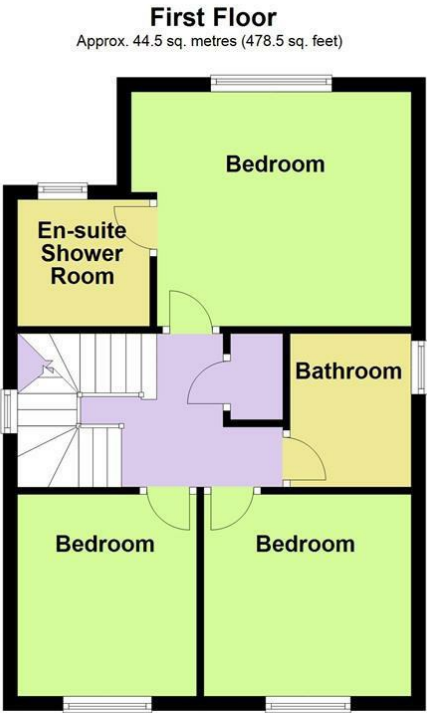
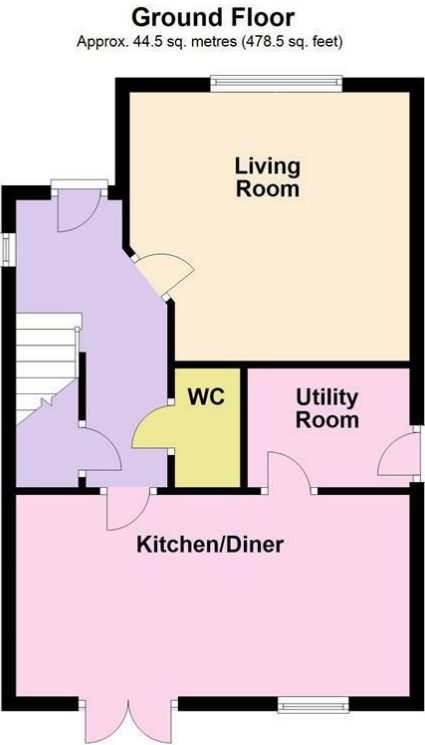
which is laid to lawn, paved patio areas and pathway, summerhouse, water tap, power point, enclosed by fencing and having side gate to the driveway



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Total area: approx. 113.6 sq. metres (1222.8 sq. feet)

Energy Efficiency Rating	
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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
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.