



Carisbrooke Drive, Worthing

Offers In Excess Of
£400,000
Freehold

- Detached House
- Double Garage
- En-Suite
- Freehold
- Four Bedrooms
- South Garden
- EPC - TBC
- Council Tax Band - E

Robert Luff & Co are pleased to present this four bedroom detached house located in Worthing. The property offers generous living accommodation, double length garage, south garden, double glazing and gas fired central heating too. It is located close to local schools, shops and transport links with Tesco and David Lloyd near by too. Internal viewing is advised.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance Hall

Part obscured double glazed front door, radiator, stairs to first floor.

Lounge 18'9" x 12'6" (5.74 x 3.79)

Feature fireplace with gas fire, stone surround, mantle and hearth, two radiators, storage cupboard under stairs, double glazed window to rear, full height double glazed french doors to conservatory.

Dining Room 8'7" x 13'3" (2.62 x 4.06)

Double glazed window to front, radiator.

Kitchen 6'6" x 13'11" (1.99 x 4.26)

Measurements to include built in units. Range of matching floor and wall units with inset composite sink and mixer tap over, integrated chest height oven with microwave over, four point halogen hob with extractor over, space and plumbing for washing machine, fridge and freezer, wall mounted boiler housed in cupboard, two double glazed windows to front and side, part double glazed door to drive, wood effect flooring, tiled splash backs.

Conservatory 7'11" x 7'2" (2.43 x 2.19)

Double glazed construction with double glazed roof, tiled floor, part double glazed door to garden, part obscured double glazed door to garage.

W.C

Low level W.C, wall mounted wash hand basin with mixer tap over, radiator, tiled floor, obscured double glazed window to side.

First Floor Landing

Firing cupboard housing hot water tank, loft access, obscured double glazed window to side.

Bedroom One 10'11" x 14'11" (3.08 x 4.55)

Measurements to include built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed window window to front, radiator, access to en-suite.

En-suite

Shower cubical with thermostatic shower and glass screen over, low level W.C, wall mounted wash hand basin with mixer tap over, tiled walls and floor, obscured double glazed window to side, radiator

Bedroom Two 13'4" x 8'3" (4.08 x 2.54)

Measurements to include built in storage cupboard. Storage cupboard offering and hanging and shelving, double glazed window to front, radiator

Bedroom Three 8'6" x 9'6" (2.61 x 2.90)

Double glazed window to rear, radiator

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

White bathroom suite, pvc panelled bath with thermostatic shower and glass screen over, low level W.C, vanity unit with storage below, surface mounted sink and mixer tap over, radiator, obscured double glazed window to side, tiled walls.

Rear Garden

South west facing, mainly laid to lawn with patio area, garden shed, fenced and walled surround, side access to front of property.

Front Garden

Mainly laid to lawn, driveway with parking for multiple cars, footpath to front door.

Garage 7'10" x 32'8" (2.4 x 9.97)

Up and over main door with parking to front, wooden board and felt roof, power and lighting, glazed window to rear.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floorplan



Total area: approx. 134.9 sq. metres (1451.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

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.