



Asking Price  
**£425,000**  
Freehold

## Fulbeck Avenue, Worthing

- Semi Detached House
- Four Bedrooms
- South Facing Rear Garden
- Council Tax - E
- Large Car Barn
- Downstairs W/C
- En-Suite Shower Room/w.c
- EPC Rating - B
- Tenure - Freehold
- No Chain

Robert Luff & Co are delighted to offer to market this semi-detached family home ideally situated in this favoured location close to local shops, schools, parks, bus routes and station nearby. Accommodation offers entrance hall, cloakroom w/c, study, kitchen / living room and utility room. Upstairs and over two floors are four bedrooms, three bath/shower rooms/w.c. Other benefits include a south facing rear garden, large car barn and the property is being sold with no forward chain

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance Hall

Smooth ceiling with spotlights, smoke detector, underfloor heating.

### Cloakroom / W/C

Low level flush w/c, wash hand basin, smooth ceiling with spot lights, obscured double glazed window.

### Study 8'9" x 6'9" (2.69 x 2.06)

Double glazed window, smooth ceiling with spotlights, under floor heating.

### Kitchen / Living Room 18'8" x 16'8" (5.7 x 5.10)

Measurements are to include the built in units. Kitchen area comprising of matching wall and base units, one and half bowl stainless steel sink inset to work surface, built in dishwasher, fridge freezer and double oven. Island unit with five ring gas hob inset to worktop, breakfast bar, under stairs walk in cupboard, range of windows and bi-folding doors over looking and onto the rear garden, underfloor heating, smooth and coved ceiling.

### Utility Room 8'7" x 5'3" (2.64 x 1.62)

Matching wall and base units, single bowl sink with mixer tap inset to work top surface, plumbing and space for washing machine, space for tumble dryer, cupboard concealing wall mounted gas fired central heating boiler, wall mounted electric circuit breaker fuse box, double glazed door to side.

### First Floor Landing

Radiator, smooth and coved ceiling.

### Bedroom One 16'9" x 9'9" (5.11 x 2.99)

Two double glazed window, radiator, smooth ceiling.

### En-suite Shower Room / W/C

Low level flush w/c, wash hand basin, heated towel rail, walk in double shower cubicle, obscured double glazed window, smooth and coved ceiling.

### Bedroom Two 10'0" x 8'5" (3.051 x 2.57)

Radiator, double glazed window, smooth ceiling.

### Bedroom Three 12'6" x 7'11" (3.83 x 2.42)

Radiator, double glazed window, smooth ceiling.

### Family Shower W/C

Walk in shower cubicle, low level flush w/c, wash hand basin, obscured double glazed window, heated towel rail, smooth ceiling with spotlights.

### Top Floor

Velux, smooth ceiling with spotlights, radiator.

### Dressing Area

Cupboard with hot water tank.

### Bedroom Four 9'8" x 9'8" (2.97 x 2.97)

Height restriction to either side, radiator, double glazed window, smooth ceiling.

### Bathroom W/C

Shaped bath, low level w/c, heated towel rail, wash hand basin, smooth ceiling with spotlights.

### Front Garden

Laid to flower and shrub borders.

### South Facing Rear Garden

Lawn, patio, fencing and side access.

### Car Barn 17'1" x 13'0" (5.22 x 3.97)

Roller style garage door.



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

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# Floorplan



Total area: approx. 143.2 sq. metres (1541.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.