



2



1



2



C



## Description

Robert Luff & Co are pleased to present this two bedroom semi detached house located in Worthing. Living accommodation comprises two bedrooms, a family bathroom, lounge/diner, kitchen and downstairs W.C. The kitchen has been recently re-fitted and the flooring downstairs is also new. The property benefits a rear south garden, garage (offering further loft storage) and off road parking too. It is located in a quiet close which is not far from local schools, shops and transport links and there is convenient access to the A24 and A27 road networks too. Internal viewing advised.

## Key Features

- Semi Detached House
- Garage
- South Garden
- 2 x W.C's
- Council Tax Band - C
- Two Bedrooms
- Parking
- Modern Kitchen
- EPC - C
- Freehold



**Entrance Hall****Lounge / Diner**

**6.86 x 3.94 (narrowing to 1.90) (22'6" x 12'11" (narrowing to 6'2") )**

**Kitchen**

**1.94 x 2.57 (6'4" x 8'5")**

**W.C**

**0.88 x 1.79 (2'10" x 5'10")**

**First Floor Landing****Bedroom One**

**3.14 3.93 (10'3" 12'10" )**

Measurements to include built in wardrobes

**Bedroom Two**

**1.88 x 3.62 (6'2" x 11'10" )**

Measurements to include built in wardrobes

**Bathroom**

**1.70 x 1.96 (5'6" x 6'5" )**

**Front Garden**

Off road parking, external wall mounted electric and gas meters.

**Rear Garden**

South facing, mainly laid to lawn, patio area, fenced surround, personal door to garage, summer house and awning.

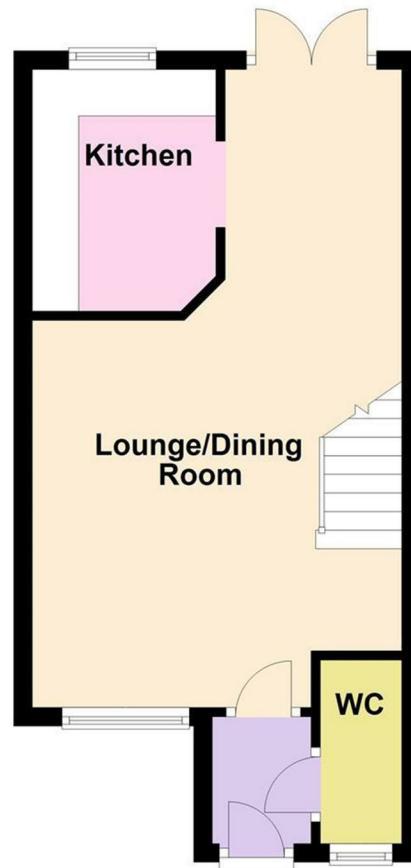
**Garage**

**2.54 x 5.29 (8'3" x 17'4" )**

Up and over main door, personal door to garden, boarded and insulated roof space with further storage, power and lighting.

## Floor Plan Essenhigh Drive

### Ground Floor



### First Floor



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 <sub>2</sub> ) Rating		Current	Potential
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.

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