



4



2



2



C



Description

We are delighted to present this four bedroom semi-detached house, that has been extended. Situated in the popular West Durrington location. Being close to shops, public transport and other local amenities. From the entrance hall there is a downstairs WC . Living room, and modern fitted kitchen with separate utility room. There is a really light and spacious entertainment/family room with double doors leading to the rear garden. There is a downstairs fourth bedroom/office space, three further good size bedrooms, two with built in wardrobes. A family bathroom with marble effect tiles, and shower. The rear garden is a particular feature, being mainly laid to lawn with a corner decked sitting area. To the front of the property, there are two parking spaces on the private driveway, and an electric charging point. Viewings are highly recommended by calling the Goring office on 01903 331567.

Key Features

- Extended Four Bedroom Semi-Detached House
- Gas Central Heating
- Modern Kitchen with Separate Utility Room
- Modern Fitted Bathroom
- EPC Rating C
- Ground Floor Fourth Bedroom/ Office
- Double Glazed Windows
- Extended Family Room
- Off Street Parking for 2 cars
- Council Tax Band D





Entrance hall

Radiator

Cloakroom/w.c

Modern white suite, Comprising of wash hand basin, lower level WC, frosted double glazed window

Lounge

4.88mx4.57m (16x15)

Kitchen

4.57mx2.74m (15x9)
Modern fitted cupboards with under lights, worktops, integrated gas hob and electric oven, space for dishwasher, understairs storage cupboard, space for fridge, integrated freezer.

Living/Sun Room

4.88mx4.57m (16x15)

Double doors leading to rear garden.

Utility Room

2.13mx1.52m (7x5)

Wooden Work surfaces, sink with mixer tap above, space and plumbing for washing machine and dryer. Worcester Bosch boiler, door leading to -

Fourth Bedroom / Office

3.35mx2.13m (11x7)

Double glazed window and radiator. Loft space

Bedroom One

3.05mx2.44m (10x8)

Double glazed window, radiator, built in wardrobe

Bedroom Two

2.74mx2.44m (9x8)

Double glazed window, radiator, built in wardrobe

Bedroom Three

2.13mx1.83m (7x6)

Double Glazed window, radiator

Bathroom

1.83mx1.52m (6x5)

Marble effect tiles, white modern suite, lower level WC, vanity unit

Front Garden

Laid to lawn, off road parking for two cars, UPVC Double glazed door to entrance hall.

Floor Plan Varey Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	85		

Energy Efficiency Rating Legend:
 A (92-100): Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (81-91): Very environmentally friendly - lower CO₂ emissions
 B (69-80)
 C (55-68)
 D (39-54)
 E (21-38)
 F (1-20): Not environmentally friendly - higher CO₂ 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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