



3



2



1



D



Description

We are pleased to offer this Detached House situated in good proximity to schools, shops, transport links and other amenities and being 0.5 miles from a mainline railway station and 1.5 miles to the beach. The property has a spacious entrance hall, ground floor cloakroom/w.c, fitted kitchen, living/dining room, three bedrooms and bathroom and separate w.c. Outside is a driveway leading to a garage and a nice size south facing rear garden. Internal viewing is recommended

Key Features

- Detached House
- Three Bedrooms
- Lounge/Dining Room
- GF Cloakroom
- Freehold
- No Forward Chain
- South Facing Rear Garden
- EPC Rating - D
- Garage & Driveway
- Council Tax Band - D





Front Door
Double glazed window and front door to

Entrance Hall
Radiator, under stairs storage with gas meter, double glazed window, door to:

Cloakroom/WC
Low level flush wc, wash hand basin, radiator, window

Lounge/Dining Room
6.20 x 4.24 > 3.05 (20'4" x 13'10" > 10'0")

Two radiators, double glazed window, fireplace with gas point, TV point, ceiling mounted spotlights. sliding double glazed doors to:

Sun Room
3.49 x 2.26 (11'5" x 7'4")
Radiator, door to garden

Kitchen
3.96 x 2.57 (12'12" x 8'5")

Measurements to include built in units - One and a half bowl single drainer sink unit with mixer tap, matching range of wall and base units with work top surface above, part tiled walls, built in 4 ring gas hob with extractor over and oven, plumbing and space for washing machine, wall mounted gas fired central heating boiler concealed in unit, double glazed window to front aspect, double glazed window and door to the side giving access to garden, plumbing and space for dishwasher, electric circuit board concealed in floor unit

Landing
Access to loft space, airing cupboard with hot water tank and shelving over

Bedroom One
4.25 x 3.52 (13'11" x 11'6")
Measurements to include built in wardrobes - Range of wardrobes with hanging rail and shelving, radiator, double glazed window

Bedroom Two
3.71 x 2.55 (12'2" x 8'4")
Radiator, double glazed window

Bedroom Three
3.50 x 2.35 (11'5" x 7'8")
Radiator, double glazed window

Bathroom
Panel enclosed bath with wall mounted shower and screen, pedestal wash hand basin, part tiled walls, obscure double glazed window

Separate WC
Obscure double glazed window, low level flush wc

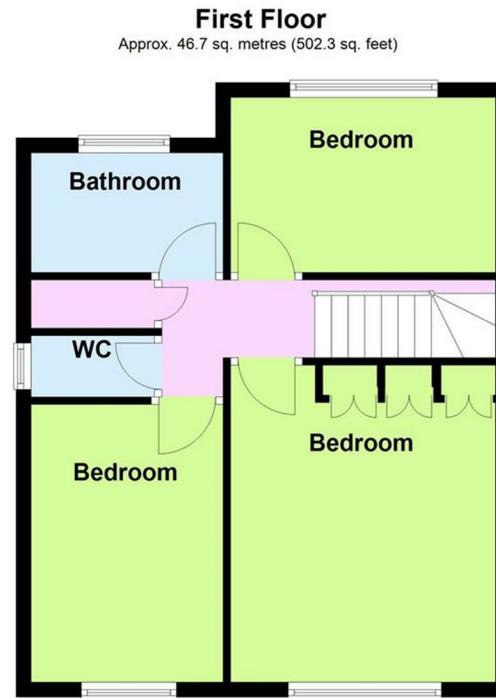
Front Garden
Laid to lawn, flower and shrub borders

Garage
4.72 x 2.518 (15'5" x 8'3")
Approached via driveway with up and over door, power and light, personal front door to:

South Facing Rear Garden
Laid to lawn, patio, mature flower, shrub and hedging borders



Floor Plan Raleigh Crescent



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co