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## Description

Robert luff & Co are delighted to offer this Semi Detached Cottage style house situated in a Private lane in the heart of Angmering Village. It has good access to local shops, restaurants and lots of useful amenities. It has an open plan kitchen/dining room, living room, two double bedrooms and a spacious bathroom/w.c. Outside is the driveway with a West Facing Rear Garden. There are lots of benefits including double glazing, gas heating and also It has planning permission granted for a rear two storey extension. To fully appreciate the location and property a viewing is strongly recommended

## Key Features

- Semi Detached House
- Open Plan Kit/Dining Room
- EPC - TBC
- Off Road Parking
- Freehold
- Two Double Bedrooms
- West Facing Rear Garden
- Village location
- Council Tax Band - D
- Viewing Advised



robertluff.co.uk

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

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Luff & Co





### **Stable Style Front Door**

### **Kitchen/ Dining Room**

**5.43 x 4.9 > 6.71 (17'9" x 16'0" > 22'0")**

Maximum measurements - Open plan kitchen/dining room, with measurements to include fitted units and having a one and a half single drain sink unit, units and drawers under and over work top surfaces, plumbing and space for washing machine, space for cooker, radiator, tiled floor, understairs storage cupboard, radiator, wall mounted gas fired boiler.

### **Living Room**

**4.24 x 3.32 (13'10" x 10'10")**

Fireplace, double glazed window, radiator, doors to

### **Sun Room**

**2.85 x 3.32 (9'4" x 10'10")**

Double glazed and brick construction, currently no flooring or plastering to the walls, double doors out into the garden.

### **Landing**

With stairs form the kitchen/dining room, with access to loft space with ladder and light, airing cupboard with hot water tank and shelving

### **Bedroom One**

**4.24 x 3.37 (13'10" x 11'0")**

Measurements to include built in storage with shelving, radiator, double glazed window

### **Bedroom Two**

**4.28 x 2.71 (14'0" x 8'10")**

Two double glazed windows giving a double aspect radiator, recessed wardrobes with storage

### **Bathroom/w.c**

**2.55 x 2.05 (8'4" x 6'8")**

P shaped bath with wall mounted shower, lower level WC, wash hand basin, obscured double glazed window, hot towel rail, tiled floor, smooth and cove ceilings.

### **Front Garden & Driveway**

Brick and paved driveway providing off road parking, flower and shrubs border, water tap and gate to

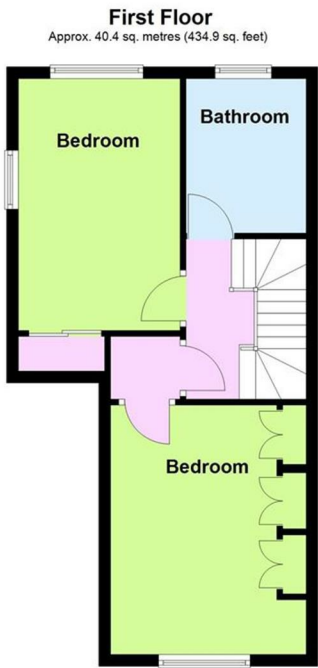
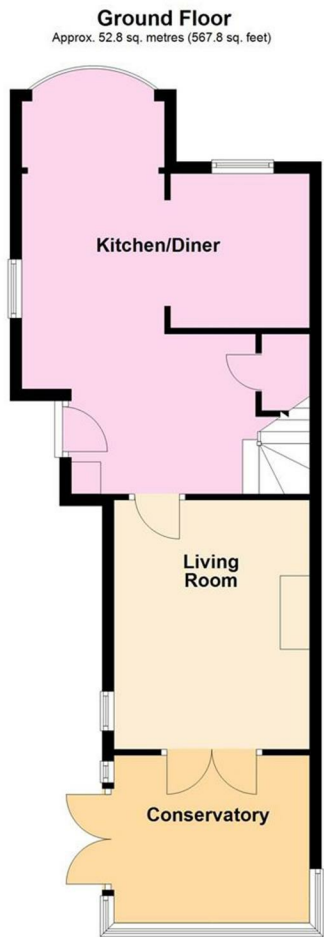
### **West Facing Rear Garden**

Laid to lawn, pond, flowers and shrubs, side gate.

### **Agents Note - Planning Permission**

There is planning permission granted for a double storey extension which will provide a ground floor cloakroom/w.c, utility room and a first floor bedroom. Plans can be found on the Arun District Council website or Robert Luff - Goring office - 01903 331567

Floor Plan Honey Lane



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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