



Asking Price
£350,000
 Freehold

Newtimber Avenue, Worthing

- Semi Detached House
- Three Bedrooms
- Extended
- Garage
- Driveway
- EPC -
- Modern Finish
- Landscaped Rear Garden

Robert Luff & Co are pleased to present this three bedroom extended semi detached house located in Goring. The property is finished to modern standard with parking for two cars and has the benefit of a garage and separate office space too. It is located close to local schools, shops and transport links with mainline station only 0.7 miles away. Internal viewing is advised.

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Accommodation

Porch

PVC front door, obscured double glazed window to side, glazed door to entrance hall area, double obscured glazed doors to lounge, radiator, stairs to first floor.

Lounge 18'7" x 11'7" (5.67 x 3.55)

Feature fireplace with wooden surround and stone hearth, storage cupboard under stairs housing gas and electric meters, laminate flooring, large double glazed window to front, radiator, glazed door to dining room.

Dining Room 10'3" x 7'4" (narrowing to 6'7") (3.14 x 2.26 (narrowing to 2.03))

Full height double glazed patio doors to conservatory, radiator, laminate flooring.

Kitchen 6'11" x 14'9" (2.13 x 4.51)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl composite sink with extendable mixer tap over, space for american fridge freezer, space and plumbing for washing machine and slimline dishwasher, free standing electric oven with four point induction hob and extractor over, glass splashback, wall mounted combi boiler housed in cupboard, double glazed window to rear, lino flooring.

Conservatory 8'7" x 8'1" (2.62 x 2.47)

Double glazed construction with polycarbonate roof, tiled floor, double full height double glazed french doors to garden.

First Floor Landing

Loft access with pull down ladder, radiator, storage cupboard providing shelving.

Bedroom One 8'6" x 11'3" (2.61 x 3.45)

Measurements to include built in wardrobes. Built in wardrobe offering hanging and shelving, double glazed window to rear, laminate flooring.

Bedroom Two 8'5" x 9'10" (2.59 x 3.00)

Double glazed window to front, radiator, laminate flooring, storage cupboard offering shelving.

Bedroom Three 6'0" x 6'3" (1.84 x 1.93)

Double glazed window to front, laminate flooring.

Bathroom

PVC panelled bath with thermostatic shower and glass screen over, vanity unit with inset wash hand basin and mixer tap over, low level W.C. with storage to side, heated towel rail, part obscured double glazed window to rear, extractor fan.

Office 13'8" x 6'11" (4.19 x 2.13)

Two obscured double glazed windows to front, laminate flooring.

Storage Area

Space for tumble drier, lino flooring, part double glazed door to garden.

Rear Garden

Mainly laid to artificial grass, decked area with path and personal door to garage, further side access gate.

Front Garden

Mainly laid to shingle with parking for multiple cars, low level retaining front fence, gate to bin area with side access to garden.

Garage 16'7" x 8'5" (5.06 x 2.58)

Wooden board and felt roof construction, up and over main door, power and lighting, personal door to garden.



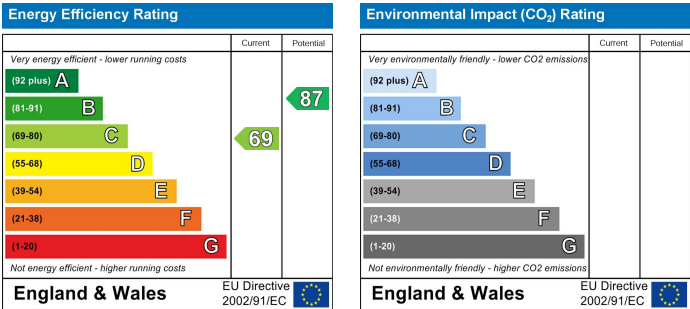
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Total area: approx. 90.1 sq. metres (969.3 sq. feet)



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