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## Description

Robert Luff & Co are delighted to offer this Extended Detached Family House being nearly 140sq m and situated on the foot of the South Downs. It has good access to the A27 & A24 and has good local amenities, schools and bus routes nearby. The property has an impressive reception hall, three large reception rooms, fitted kitchen and a ground floor shower room/w.c. On the first floor are four good size bedrooms and family bathroom with separate shower and w.c. Outside is a nice size south facing walled rear garden and a garage and driveway. To fully appreciate the size of this property a viewing is essential

## Key Features

- Detached House
- Three Reception Rooms
- South Rear Garden
- Freehold
- Garage and Driveway
- Four Bedrooms
- Two Bath/shower rooms
- EPC Rating - TBC
- Council Tax Band - E
- Viewing Essential



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#### **Entrance Porch**

with obscured double glazed front door and window to

#### **Reception Hall**

**4 x 2.57 (13'1" x 8'5")**

wood flooring, radiator, under stairs storage cupboard

#### **Shower room/w.c**

with low level w.c, walk in shower cubicle, radiator, tiled walls and wash hand basin

#### **Living Room**

**6.42 x 3.61 >4.56 (21'0" x 11'10" >14'11")**

two double glazed windows, fireplace, two radiators, door to

#### **Sitting Room**

**5.16 x 3.05 (16'11" x 10'0")**

radiator, double glazed sliding doors to the rear garden and further side double glazed window giving double aspect

#### **Dining Room**

**4.115 x 2.79 (13'6" x 9'1")**

double glazed window and obscured double glazed door, radiator and opening to

#### **Kitchen**

**4.03 x 2.88 (13'2" x 9'5")**

Measurements are to include the fitted kitchen units and comprising one and a half bowl, single drainer with range of drawers over and under the work top surfaces, space for fridge freezer, plumbing and space for washing machine, part tiled walls, double glazed windows, wall mounted gas central heating boiler, built in hob, oven and extractor and door way to reception hall

#### **Semi Galleried First Floor landing**

return staircase to the first floor with double glazed window, access to loft space

#### **Bedroom One**

**4.24 x 3.6 (13'10" x 11'9")**

measurements are to include the range of built in bedroom furniture, double glazed window and radiator

#### **Bedroom Two**

**3.91 x 2.42 (12'9" x 7'11")**

measurements are to include the built in wardrobes, radiator and double glazed window

#### **Bedroom Three**

**3.61 x 2.12 (11'10" x 6'11")**

measurements are to include fitted wardrobes, radiator, double glazed window

#### **Bedroom Four**

**2.44 x 2.4 (8'0" x 7'10")**

double glazed window, radiator

#### **Bath/Shower Room/w.c**

paneled bath, low level w.c, corner shower cubicle, wash hand basin, obscured double glazed window, tiled walls and radiator

#### **Outside**

##### **Front Garden**

being laid to lawn with flower and shrub borders and side access gate to

##### **Walled South Facing Rear Garden**

being mainly paved with flower and shrub borders, brick/summer house with power and light, rear access gate to

##### **Garage and Driveway**

up and over door

## Floor Plan Whylands Crescent

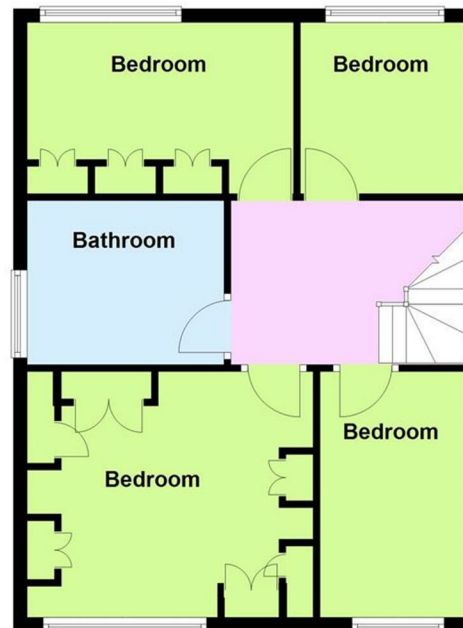
### Ground Floor

Approx. 83.9 sq. metres (902.9 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



Total area: approx. 139.6 sq. metres (1503.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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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