



## Chilgrove Close, Worthing

Asking Price  
£325,000  
Freehold

- Semi Detached House
- Three Bedrooms
- Quiet Close
- Garage
- Lounge / Diner
- EPC - D
- Potential for Parking
- Chain Free
- Freehold
- Council Tax Band - C

Robert Luff are pleased to present this three bedroom semi detached house located in a quiet close in Goring. The property offers good living space and would make an ideal first home. There are two double bedrooms, a further single, a good sized living space and garden. There is a garage located in a nearby compound and there is also the potential for parking (STPP). It is position close to local schools, shops and transport links with mainline train station only a short walk away, Internal viewing advised, no ongoing chain.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Porch

Part obscured double glazed door with further obscured double glazed windows to front, internal wooden glazed door to hallway.

### Hallway

Double doors to lounge, radiator, stairs to first floor.

### Lounge / Diner 11'5" x 23'2" (narrowing to 7'4") (3.50 x 7.08 (narrowing to 2.25))

Storage under stairs housing gas and electric meters, feature fireplace with inset electric fire with tile surround and hearth, radiator, double glazed window to front, full height double glazed patio door to garden.

### Kitchen 6'11" x 8'8" (2.13 x 2.65)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, space and plumbing for washing machine and fridge freezer, freestanding electric oven with four point electric hob and extractor over, tiled splash backs, lino flooring, double glazed window to rear.

### First Floor Landing

Airing cupboard providing storage, loft access.

### Bedroom One 8'5" x 11'3" (2.59 x 3.44)

Measurements to exclude built in units. Radiator, double glazed window to rear.

### Bedroom Two 8'5" x 9'8" (2.59 x 2.96)

Measurements to exclude built in units. Radiator, double glazed window to front.

### Bedroom Three 6'0" x 6'3" (1.83 x 1.93)

Double glazed window to front, radiator.

### Bathroom

White bathroom suite. PVC panelled bath with mixer tap and thermostatic shower over, low level W.C, pedestal wash hand basin with mixer tap over, obscured double glazed window to rear, part tiled walls, radiator, lino flooring.

### Rear Garden

Mainly laid to lawn, patio section, walled surround, outside tap, side access gate from front.

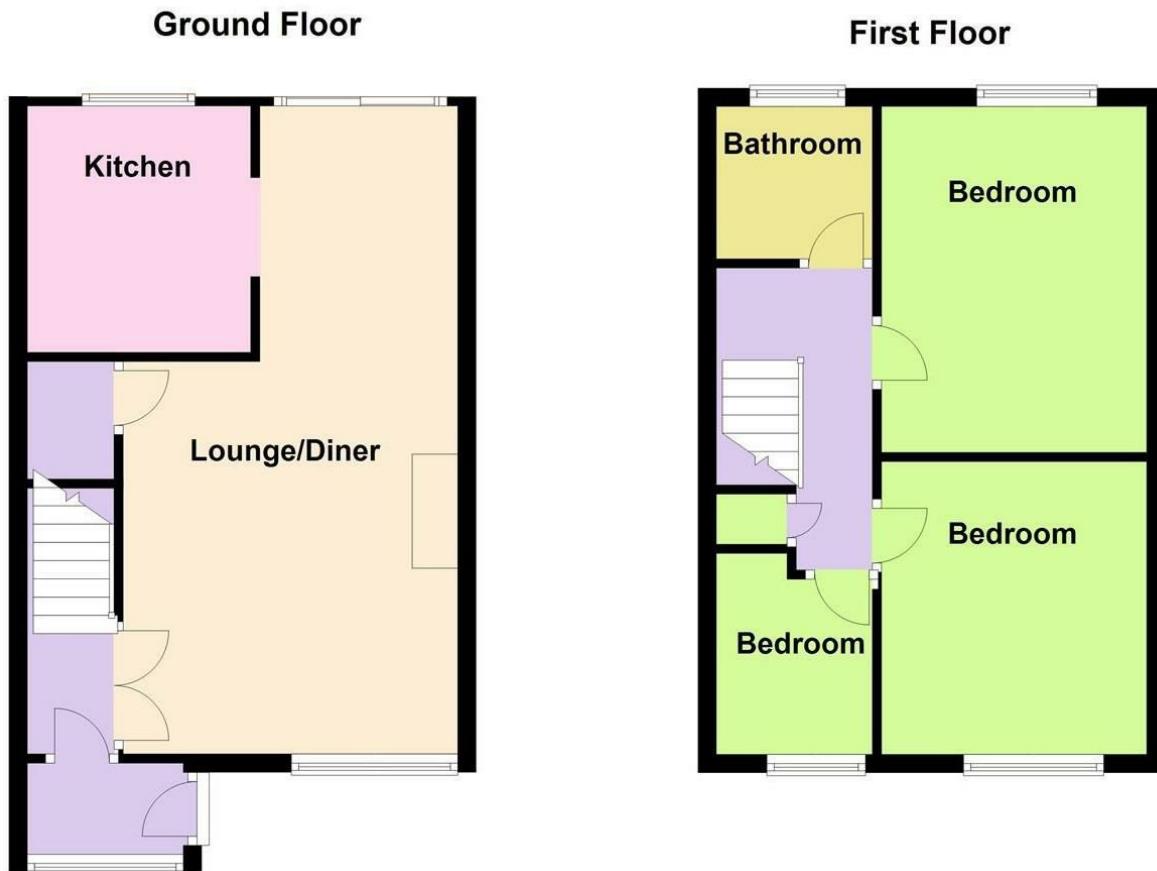
### Front Garden

### Garage

Up and over main door, wooden board and felt roof, accessed via Newtimber Avenue.



# Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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