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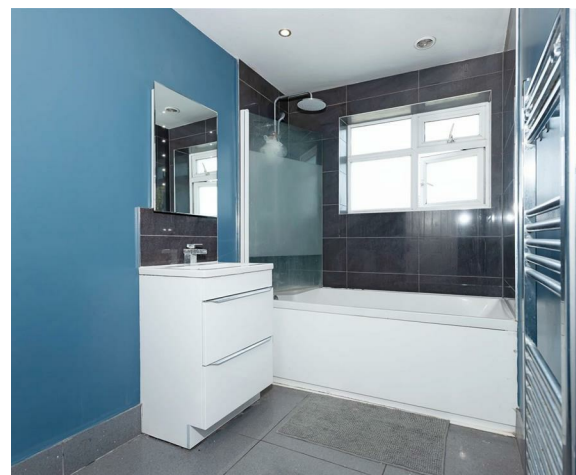
## Description

Robert Luff & Co are pleased to present this five bedroom detached house located in a quiet close in Worthing, totalling 162 square metres of living space, the property is one of the largest of its type and offers great living space and generous bedroom sizes. It benefits three reception areas with a large kitchen / breakfast room opening to the garden and is finished to a modern standard throughout. The property offers great bedroom sizes and ample living space for a growing family too. Lyn Road is located close to local schools, shops and transport links and must be viewed to be appreciated.

## Key Features

- Detached House
- Extended
- Driveway
- Vendor Suited
- Freehold
- Five Bedrooms
- Three reception rooms
- Modern finish
- EPC rating - D
- Council Tax Band - E





#### **Entrance Hall**

#### **Cloakroom**

#### **Living Room**

**4.33 x 5.35 (14'2" x 17'6")**

#### **Dining Area**

**2.81 x 3.03 (9'2" x 9'11")**

#### **Family Room**

**2.77 x 4.74 (9'1" x 15'6")**

#### **Kitchen/Breakfast Room**

**3.34 x 7.84 (10'11" x 25'8")**

#### **Utility Room**

**3.17 x 2.65 (10'4" x 8'8" )**

#### **Bedroom Four**

**5.29 x 2.39 (17'4" x 7'10")**

#### **Dressing Room**

**2.46 x 2.39 (8'0" x 7'10")**

#### **First Floor Landing**

Storage cupboard and access to loft space

#### **Bedroom One**

**4.64 x 3.49 (15'2" x 11'5")**

#### **Bedroom Two**

**3.45 x 3.42 (11'3" x 11'2")**

#### **Bedroom Three**

**3.19 x 2.63 (10'5" x 8'7")**

#### **Bedroom Five**

**2.74 x 2.32 (8'11" x 7'7" )**

#### **Bathroom/W.C**

**3.32 x 1.78 (10'10" x 5'10")**

#### **Rear Garden**

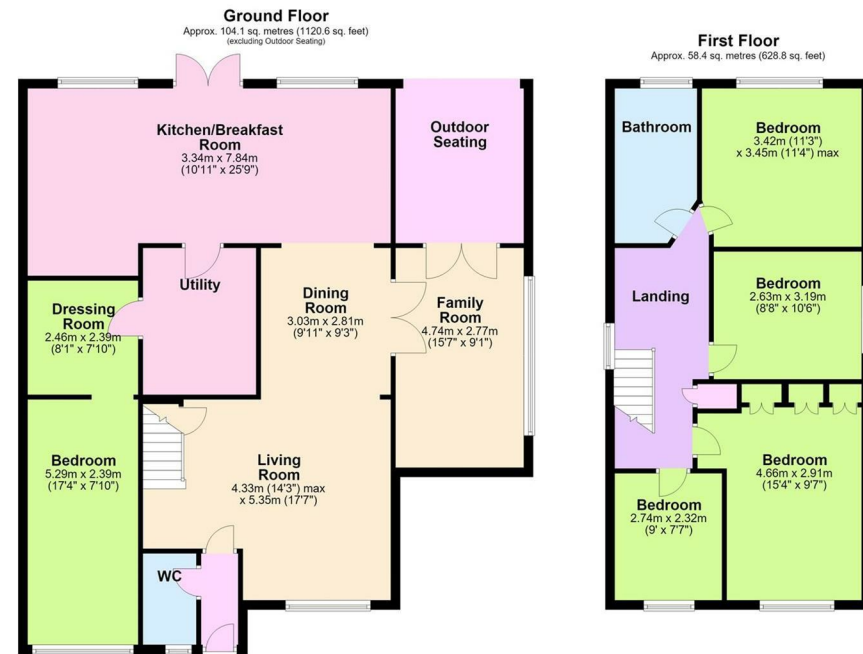
Mainly laid to artificial grass with outdoor seating area, fenced surround.

#### **Front Garden**

Off road parking for multiple cars, mainly laid to hard standing



## Floor Plan Lyn Road



Total area: approx. 162.5 sq. metres (1749.4 sq. feet)



| 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                             |  | 63      | 68        |
| 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                                                 |  | 61      | 67        |
| 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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