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2



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## Description

Robert Luff & co are pleased to present this beautifully presented and extended three bedroom semi detached chalet house located in Worthing. Living accommodation in brief comprises thw bedrooms, a bathroom and separate W.C upstairs. Downstairs offers a further bedroom, shower room, lounge and fantastic extended open kitchen space with central island and vaulted ceilings with bi-fold doors facing out to the west facing rear garden. There is a converted garage that is currently used as an office / craft room, there is a further workshop in the garden and covered area too. There is parking for multiple cars, easy access to schools and shops near by and must be seen to be appreciated.



## Key Features

- Semi Detached Chalet
- Extended
- West Garden
- Open Living Area
- Council Tax Band - D
- Three Bedrooms
- Two Bathrooms
- Workshop and Converted Garage
- Freehold
- EPC - TBC



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Robert  
Luff & Co



**Entrance Hall**

**Lounge**  
4.24 x 3.45 (13'10" x 11'3")

**Kitchen / Diner**  
6.75 x 6.82 (max) (22'1" x 22'4" (max) )

**Bedroom Two**  
3.27 x 2.88 (10'8" x 9'5")

**Shower Room**  
2.37 x 0.9 (7'9" x 2'11")

**First Floor Landing**

**Bedroom One**  
3.38 x 3.03 (11'1" x 9'11")

**Bedroom Three**  
2.65 x 3.07 (8'8" x 10'0")

**Bathroom**  
1.65 x 1.55 (5'4" x 5'1")

**W.C**  
0.8 x 1.67 (2'7" x 5'5")

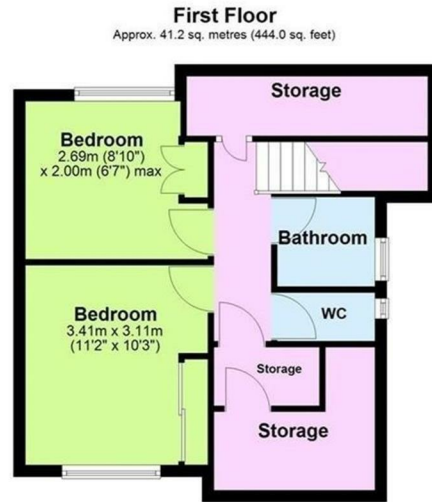
**Rear Garden**  
West facing, laid to lawn with raised planters, patio and composite decking areas.

**Workshop**  
3.81 x 2.60 (12'5" x 8'6")  
Set on a concrete base with power, lighting, double glazed window, finished with composite cladding.

**Garage**  
2.47 x 4.63 (8'1" x 15'2")  
Converted to craft room, fully insulated with power, lighting, two double glazed windows, double glazed double doors



# Floor Plan Melrose Avenue



Total area: approx. 141.3 sq. metres (1520.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</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>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>71</b>		<b>77</b>			
England & Wales	EU Directive 2002/91/EC		England & Wales	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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