



St. Floras Road, Littlehampton

Offers In Excess Of
£550,000
Freehold

- Detached House
- Extended
- Garage
- Large Garden
- Three Double Bedrooms
- En-Suite
- EPC - to follow
- Modern Finish

Robert Luff & Co are pleased to present this three double bedroom extended detached house located in Littlehampton. St Floras Road is beautifully finished to incorporate period features with a modern twist. It offers generous room sizes and benefits a large kitchen / breakfast room, dining room and separate lounge. Upstairs is three double bedrooms, en-suite, large bathroom and large loft. There is also the benefit of a garage, large drive, large garden and alarm system. Internal viewing advised

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Porch

Wooden frame and glazed construction, glazed front door, further PVC door to Entrance hall.

Entrance Hall

PVC front door with obscured double glazed windows to both sides, storage cupboard under stairs housing fuse board and gas meter, radiator, tiled floors, stairs to first floor.

Lounge 13'11" x 16'5" (into bay) (4.26 x 4.70 (into bay))

Feature fireplace with open fire to include a wooden surround and granite hearth, storage to either side, large double glazed bay window to front, radiator.

Kitchen/ Breakfast Room 21'7" x 8'10" (widening to 10'11") (6.58 x 2.71 (widening to 3.35))

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl ceramic sink with mixer tap over, integrated fridge/freezer, washing machine and slimline dishwasher, freestanding range cooker with five point gas hob and extractor over, large aluminium bi-fold doors to garden, two further double glazed windows to side, tiled floors, radiator, tiled splash backs.

Dining Room 13'11" x 11'5" (4.26 x 3.49)

Large full height double glazed aluminium French doors to garden, feature open fireplace, wooden floors, radiator.

W.C

Low level W.C, wall mounted wash hand basin with mixer tap over, tiled floor, extractor fan.

First Floor Landing

Access to all rooms and further stairs to loft room, radiator.

Bedroom One 15'4" x 11'2" (into bay) (4.68 x 3.41 (into bay))

Measurements to include built in wardrobes. Bespoke built in wardrobes offering a range of hanging and shelving, double glazed bay window to front, radiator.

En-Suite 4'9" x 7'10" (1.45 x 2.40)

White bathroom suite. Low level W.C, pedestal wash hand basin with mixer tap over, shower cubical with thermostatic shower and glass screen over, heated towel rail, obscured double glazed window to side, tiled walls, vinyl tile floor.

Bedroom Two 8'11" x 10'9" (2.72 x 3.28)

Double glazed window to front, radiator.

Bedroom Three 9'6" x 8'11" (2.90 x 2.73)

Double glazed window to rear, radiator.

Bathroom 10'11" x 8'8" (3.33 x 2.66)

Wooden panelled steel bath with mixer tap over, low level W.C, vintage vanity unit with top mounted sink and mixer tap over, built in storage cupboard housing combi boiler (installed Nov 2019) and providing storage, radiator, obscured double glazed window to rear, wooden floor.

Loft Access Landing

Two large storage cupboards, large obscured double glazed window to side.

Loft 12'9" x 12'6" (3.89 x 3.83)

Sloping ceilings, eaves storage, double glazed window to rear, radiator, wooden floors, currently being used as an additional bedroom and home office.

Garage 13'6" x 10'9" (4.14 x 3.30)

Up and over main door, brick and pitched roof construction, power and lighting, glazed window to rear, side door to rear garden, parking to front.

Rear Garden

Mainly laid to lawn measuring approximately 100ft, decked seating area, summer house (with power), garden shed (with power), range of select fruit trees with allotment area, further flower and shrub borders, childrens play space, fish pond, walled surround, access to front of property from side gate.

Front Garden

Block paved drive with parking for multiple cars, lawn section, access to garage and rear garden via side gate, walled surround, flower and shrub borders



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

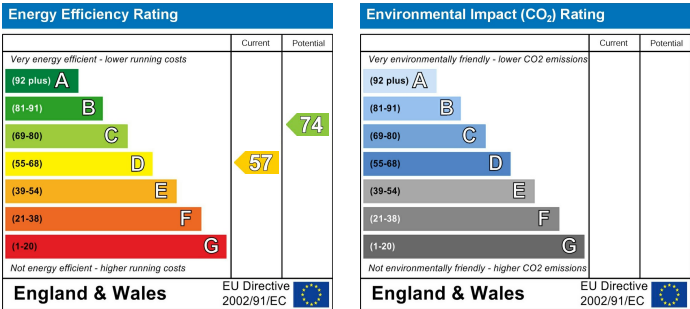
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Floorplan



Total area: approx. 154.6 sq. metres (1663.6 sq. feet)



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