



Asking Price
£300,000
 Freehold

Clun Road, Littlehampton

- Semi Detached House
- No Chain
- Freehold
- Council Tax Band - C
- Corner Position
- Three Bedrooms
- Driveway and Car port
- EPC Rating - D
- Kitchen/Dining Room
- Viewing Advised

Robert Luff & Co are delighted to offer this Semi Detached House being sold with no forward Chain. The property comprise of entrance porch, hallway, small study, living room, kitchen/dining room, three bedrooms and bathroom/w.c. Outside there are gardens to three sides, driveway leading to a car port. Other benefits include gas heating and double glazing. Viewing is recommended

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Accommodation

Entrance Porch

with obscured double glazed into porch and then further double glazed door to

Entrance Hall

smooth ceiling, stairs to first floor

Living Room 15'4" x 11'10" x 12'11" (4.68 x 3.63 x 3.96)

radiator, fireplace, smooth ceiling, under stairs cupboard with electric meter and circuit breaker fuse box

Kitchen/Dining Room 18'3" x 8'9" (5.57 x 2.68)

Measurements to include fitted units and comprising of one and a half bowl single drainer sink unit with mixer taps, range of units and drawers under and over the work top surfaces, fitted oven, hob and extractor fan, plumbing and space for washing machine, radiator, smooth ceiling, double glazed windows and door onto the rear garden

Study 7'10" x 4'10" (2.4 x 1.48)

obscured double glazed window, radiator, smooth ceiling, gas meter housed in wall mounted cupboard

First Floor Landing

access to loft space, smooth ceiling, cupboard with wall mounted gas fired central heating combination boiler

Bedroom One 11'11" x 10'11" (3.64 x 3.33)

measurements do not include the fitted wardrobes with mirror fronted doors, hanging rail, two double glazed windows providing double aspect, radiator, smooth ceiling

Bedroom Two 10'11" x 8'10" x 10'9" (3.33 x 2.71 x 3.28)

storage cupboard, radiator, smooth ceiling, two double glazed windows giving double aspect

Bedroom Three 8'10" x 6'11" (2.71 x 2.11)

measurement doesn't include recess behind the door with shelving, radiator, double glazed window, smooth ceiling

Bathroom/w.c

bath with wall mounted shower, wash hand basin, low level w.c, heated towel rail, part tiled walls, smooth ceiling, two obscured double glazed window

Outside

Front Garden

laid to lawn, flower and shrubs

Car Port & Driveway 17'6" x 10'3" (5.34 x 3.13)

brick paved driveway to car port that has power and light

Rear Garden

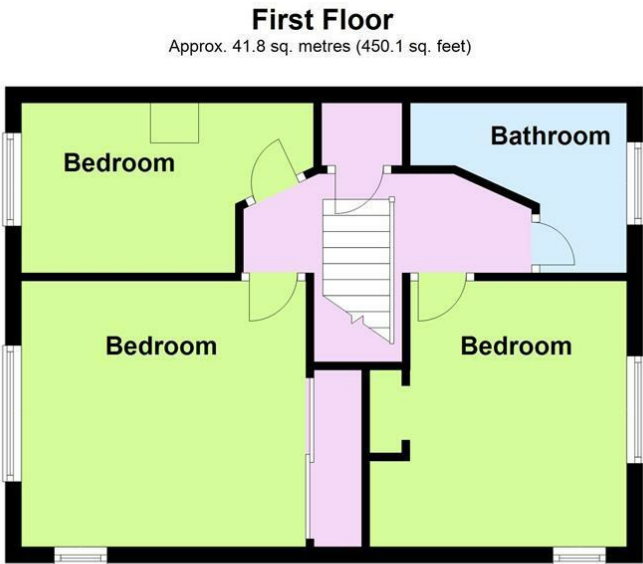
is laid to patio and decking area, water tap. Wooden garden shed that is accessed by two doors and is 11'1" x 9'3" (3.38m x 2.82m)



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

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Total area: approx. 85.7 sq. metres (922.6 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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