

Robert  
Luff & Co

Water Lily Way, Worthing

Freehold - £635,000



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## Description

We are delighted to offer to the market, this spacious five-bedroom detached family home, called "The Arundel" design, built by Vistry Homes in 2018. With the remainder of a 10 year NHBC certificate. Ideally situated in the heart of this popular West Durrington location close to local parks, shops, schools, David Lloyd, and having easy access to both the A27 and the A259 nearby. The accommodation comprises a 21ft bay-fronted living room with adjoining doors, through to its spacious modern kitchen/dining room. Finished to a wonderful high specification, with feature centre island. There is a utility room, a study room, and a downstairs WC. Upstairs, there are five bedrooms, with two having en-suite shower rooms, and a modern family bathroom. The standout feature is the beautiful west facing rear garden, with views towards Castle Goring, that is secluded and not overlooked. There is off-road parking with private driveway, and a detached 19ft garage.

## Key Features

- Detached Family Home
- 21ft Lounge
- Two Bathrooms
- Private Driveway and Garage
- Council Tax Band - F
- Five Bedrooms
- Kitchen/Breakfast Room
- Ground Floor Study
- EPC - TBC
- Freehold



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#### Front Garden

#### Entrance Hallway

#### Lounge

6.10m2.44m x 3.66m1.22m  
(20"8 x 12"4)

#### Study Room

2.44m0.61m x 1.83m1.83m  
(8"2 x 6"6)

#### Utility Room

1.83m2.74m x 1.83m1.52m  
(6"9 x 6"5)

#### Kitchen/Breakfast Room

7.62m2.44m x 3.66m3.05m  
(25"8 x 12"10)

#### Landing

#### Bedroom One

5.18m0.30m x 3.66m0.61m  
(at widest) (17"1 x 12"2 (at widest))

#### En Suite

1.83m1.52m x 1.22m2.44m  
(6"5 x 4"8)

#### Bedroom Two

3.96m1.22m x 3.05m2.74m  
(13"4 x 10"9)

#### Bedroom Three

3.05m0.91m x 2.74m0.91m  
(10"3 x 9"3)

#### Bedroom Four

3.05m0.91m x 2.44m1.52m  
(10"3 x 8"5)

#### Bedroom Five

3.05m1.22m x 1.83m2.44m  
(10"4 x 6"8)

#### Family Bathroom

1.83m2.74m x 1.83m1.52m  
(6"9 x 6"5)

#### Rear Garden

West Facing with patio area.  
Mature Trees and Shrubs. Mainly  
laid to lawn with patio area.  
Further area behind the garage.

#### Garage

5.79m1.22m x 2.74m1.22m  
(19"4 x 9"4)



## Floor Plan Water Lily Way



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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