



Offers In Excess Of  
£325,000  
Freehold

## Barn Close, Worthing

- End Terrace House
- Extended
- Driveway
- Garage
- Three Bedrooms
- South Garden
- EPC -
- Modern Finish

Robert Luff & Co are pleased to present this three bedroom extended end terrace house located in a quiet close in Worthing. The property offers good living space and is positioned in a quiet close. There is good access to local schools, shops and transport links. The property also benefits a south garden, garage and off road parking for multiple cars. Internal viewing advised.

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## Accommodation

### Entrance Hall

Part obscure double glazed front door, laminate flooring, stairs to first floor, opening to lounge.

### Lounge 13'10" x 12'7" (4.24 x 3.86)

Large double glazed window to front, radiator, opening to dining room.

### Dining Room 9'0" x 7'10" (2.75 x 2.41)

double glazed window to rear, radiator, laminate flooring.

### Kitchen 7'9" x 16'11" (measurements to include built in unit) (2.37 x 5.16 (measurements to include built in unit))

Range of matching floor and wall units with inset ceramic butler sink with extendable mixer tap over, integrated chest height oven and microwave, free standing slimline dishwasher and american fridge/freezer, space and plumbing for washing machine and tumble drier, storage cupboard under stairs housing gas and electric meters, vinyl tile flooring, double glazed window to front, part obscured double glazed door to garden with obscured double glazed window to side, quartz worktop section with inset 4 point induction hob and extractor over with acrylic resin splash backs.

### First Floor Landing

Storage cupboard offing hanging and shelving space.

### Bedroom One 9'8" x 15'5" (measurements to include built in storage unit) (2.96 x 4.72 (measurements to include built in storage unit))

Built in storage units offering hanging and shelving, double glazed window to front, radiator, loft access with pull down ladder, loft part boarded and houses combi boiler.

### Bedroom Two 9'0" x 8'9" (2.76 x 2.67)

Double glazed window to rear, radiator

### Bedroom Three 9'2" x 5'10" (measurements to include built in cupboard) (2.80 x 1.79 (measurements to include built in cupboard))

Built in storage cupboard offering shelving, double glazed window to front, radiator, laminate flooring.

### Bathroom 5'6" x 6'9" (1.70 x 2.08)

White bathroom suite, PVC paneled "L" bath with mixer tap, power shower and glass screen over, vanity unit with storage below, ceramic sink with mixer tap over and LLWC, heated towel rail, tiled walls and floor, obscured double glazed window to rear.

### Rear Garden

Mainly laid to patio, two storage sheds (one with power and lighting), side access to front of property, personal door to garage.

### Front Garden

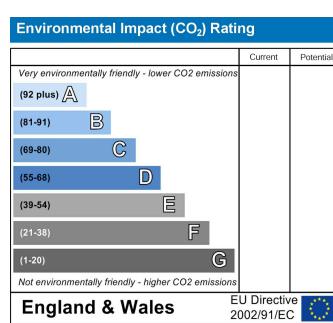
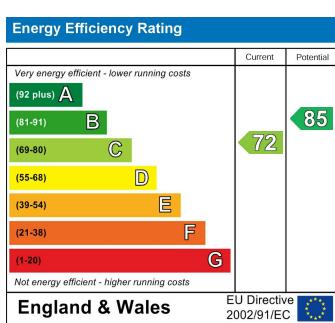
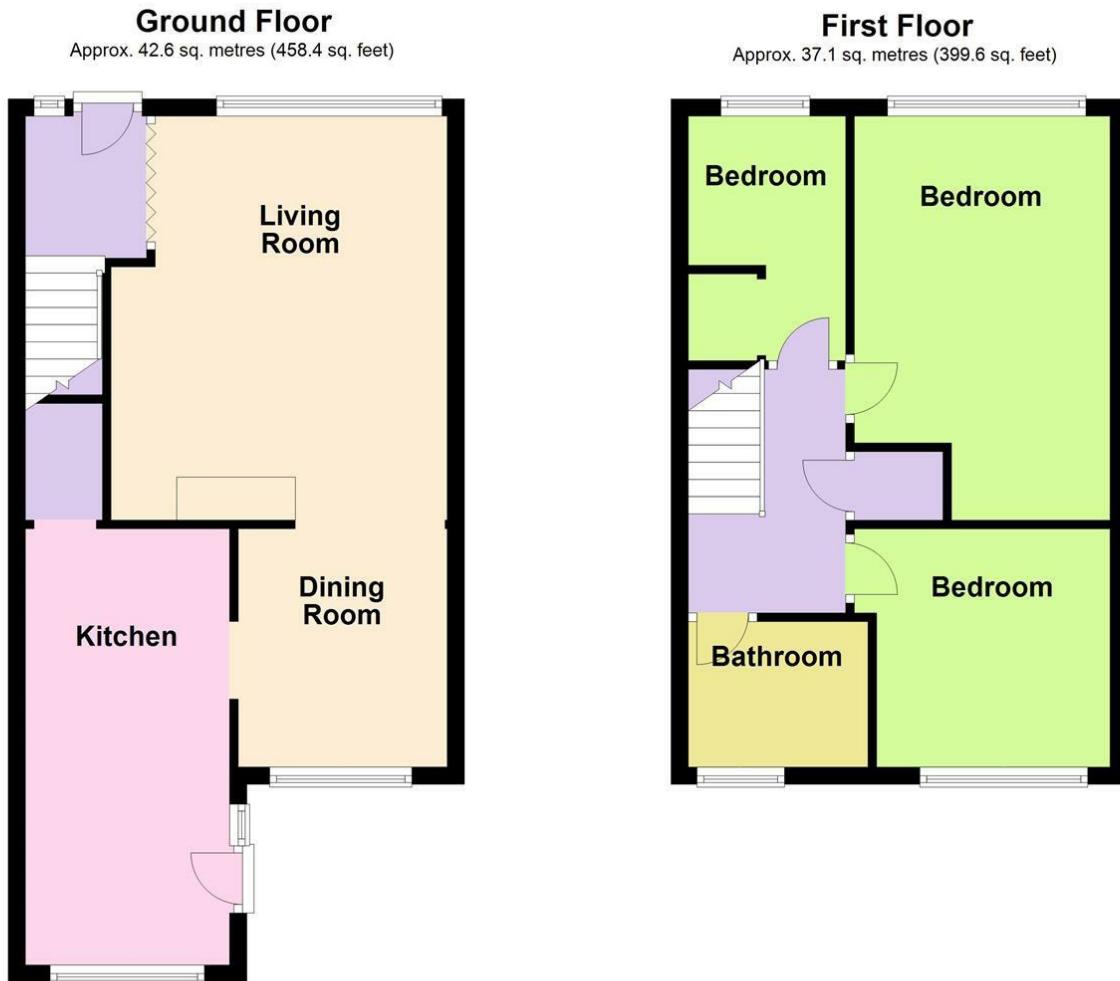
Laid to hard standing with parking for multiple cars, low level retaining front fence, lawn section, path to front door.

### Garage 8'4" x 16'9" (2.55 x 5.13)

Personal door to garage, power and lighting with up and over main door.



# Floorplan



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