



4



2



2



C



Description

Robert Luff & Co are delighted to present a spacious four-bedroom detached house located in Northbrook, Worthing.

This well-presented property features a welcoming hallway that leads to a double-aspect lounge, a cloakroom, a kitchen, and a dining room. Upstairs, you will find four comfortable bedrooms, one of which includes an en-suite shower room, along with a family bathroom.

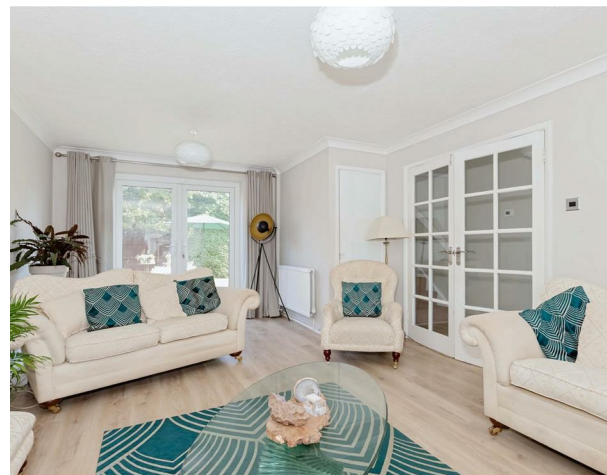
The house also benefits from a double garage, driveway parking for at least two vehicles, and well maintained gardens.

Situated on Carisbrooke Drive, this property is in a popular family area, conveniently close to shops, schools, and colleges. There are excellent transport links, including a bus route to town, and Goring-by-Sea train station is just a 15-minute walk away, offering direct trains to London, Brighton, and Hove. The location also provides easy road access to the A24 and A27 networks.

We highly recommend internal viewings to fully appreciate all this home has to offer.

Key Features

- Detached House
- Double Garage
- Two Reception Rooms
- Council Tax Band - E
- Four Bedrooms
- En-Suite
- EPC - C
- Freehold



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Entrance Hall

Lounge / Diner

3.77 x 5.74 (12'4" x 18'9")

Kitchen

2.82 x 3.02 (9'3" x 9'10")

Reception

2.84 x 2.96 (9'3" x 9'8")

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1.35 x 0.9 (4'5" x 2'11")

First Floor Landing

Bedroom One

3.02 x 4.04 (max) (9'10" x 13'3" (max))

En-Suite

2.01 x 0.93 (6'7" x 3'0")



Bedroom Two

2.78 x 3.52 (max) (9'1" x 11'6" (max))

Bedroom Three

2.03 x 2.98 (max) (6'7" x 9'9" (max))

Bedroom Four

2.97 x 2.13 (9'8" x 6'11")

Bathroom

1.70 x 3.06 (5'6" x 10'0")

Front Garden

Rear Garden

Parking

Driveway with parking for multiple cars.

Double Garage

4.90 x 4.92 (16'0" x 16'1")

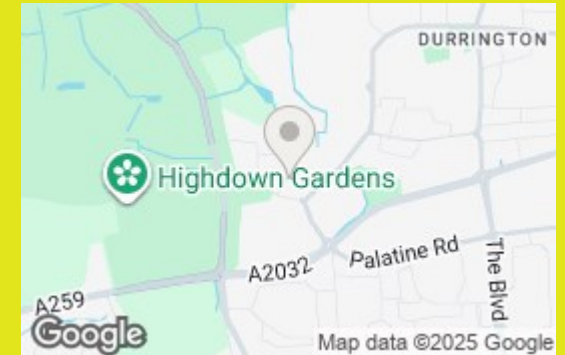
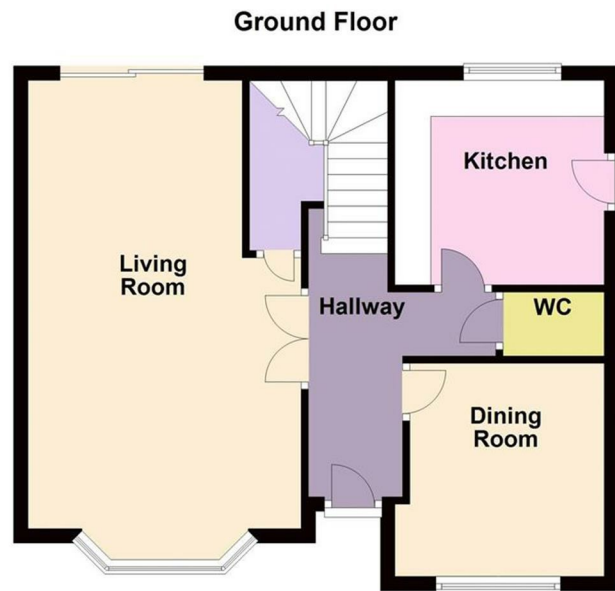
Power & lighting, two doors but one unit

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Floor Plan Carisbrooke Drive



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
76	87	60	80
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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