



Offers In Excess Of
£325,000
Freehold

Old Worthing Road, East Preston

- Semi Detached Bungalow
- Modern Finish
- Garage
- Freehold
- Two Double Bedrooms
- South Garden
- EPC - D
- Council Tax Band - C

Robert Luff & Co are pleased to present this two double bedroom semi detached bungalow located in Rustington. The property has a modern finish and benefits from off road parking, a good sized south facing rear garden, garage and generous room sizes too. It is located close to local schools, shops and transport links too with easy access to the A27 and mainline train stations. Internal viewing is advised.

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Accommodation

Entrance Hall

part obscured double glazed composite front door, radiator, storage cupboard, offering hanging and shelving, tiled floor, loft access with pull down ladder.

Lounge / diner 20'11" x 10'10" (6.39 x 3.31)

Full height double glazed french doors to garden with double glazing windows to side, feature fireplace, inset electric fire and stone surround and hearth, two radiators, tiled floor.

Kitchen 8'5" x 10'10" (2.59 x 3.32)

Measurements to include built in units. Range of matching floor and wall units with oak worktops under mounted 1 1/2 bowl ceramic sink with mixer tap over, range oven with five point gas hob and extractor over, integrated dishwasher, freestanding fridge / freezer, space and plumbing for washing machine, full height double glazed patio doors to garden further double glazed window to side, tiled splashback's, tiled floor.

Bedroom One 10'10" x 16'2" (into bay) (3.32 x 4.95 (into bay))

Double glazed bay window to front, two radiators, tiled floor.

Bedroom Two 10'11" x 9'11" (3.34 x 3.03)

Double glazed window to front, radiator, tiled floor. blinds.

Bathroom 7'7" x 7'5" (maximum) (2.33 x 2.28 (maximum))

White bathroom suite, low-level WC, tiled panelled PVC bath with mixer tap over, pedestal wash hand basin with mixer tap over, double walk-in, shower cubicle with thermostatic shower over, heated towel rail, tiled walls and floor, two obscured double glazed windows to side.

Rear Garden

South facing, mainly laid to lawn, patio area, side access to front of property, personal door to garage, fenced surround.

Front Garden

Off road parking for multiple cars, lawned area, flower and shrub borders, side access to rear garden.

Garage

Located in compound with up and over door, personal door to garden, up and over main door, brick with wooden board and felt roof construction.



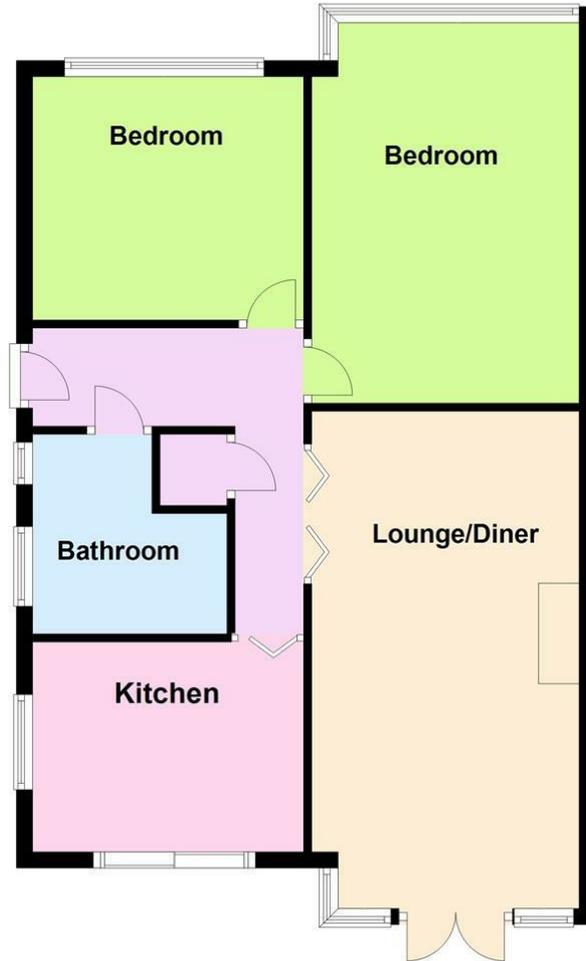
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Floor Plan

Approx. 69.0 sq. metres (743.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	

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.