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B



Description

NOTICE OF OFFER

Property Address : 2 Windflower Chase, Worthing, West Sussex, BN13 3ZG

We advise that an offer has been made for the above property in the sum of £335,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Robert Luff & Co - 2 Boxgrove Parade, Worthing, West Sussex, BN12 6BR
Telephone Number - 01903 331567



Key Features

- End Terrace House
- Well Finished
- Chain Free
- Remainder of 10 Year Guarantee
- Council Tax Band - C
- Three Bedrooms
- Extra Large Garden
- Parking
- Freehold
- EPC - B



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2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co



Entrance Hall

Lounge

3.80 x 3.94 (max) (12'5" x 12'11" (max))

Kitchen / Diner

4.88 x 2.49 (16'0" x 8'2")

W.C

1.54 x 1.05 (5'0" x 3'5")

First Floor Landing

Bedroom One

3.25 x 2.74 (10'7" x 8'11")

En-Suite

1.53 x 1.00 (5'0" x 3'3")

Bedroom Two

2.99 x 2.49 (9'9" x 8'2")

Bedroom Three

2.49 x 1.79 (8'2" x 5'10")

Bathroom

1.90 x 2.10 (6'2" x 6'10")

Front Garden

Driveway with parking for multiple cars

Rear Garden

Extra large, double width

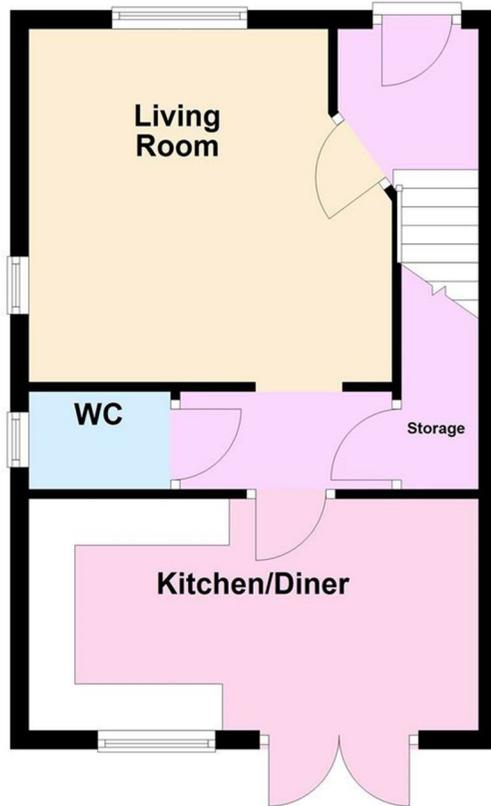
Agents Note

This property has an estate charge of approximately £300 per year

Floor Plan Windflower Chase

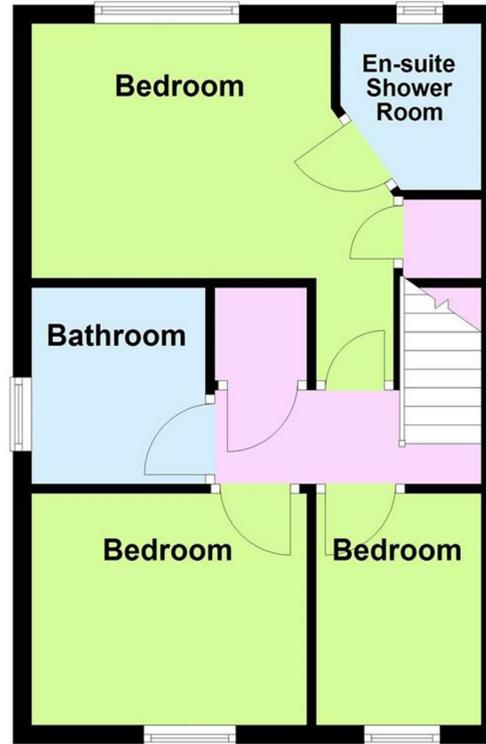
Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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