



3



1



2



B



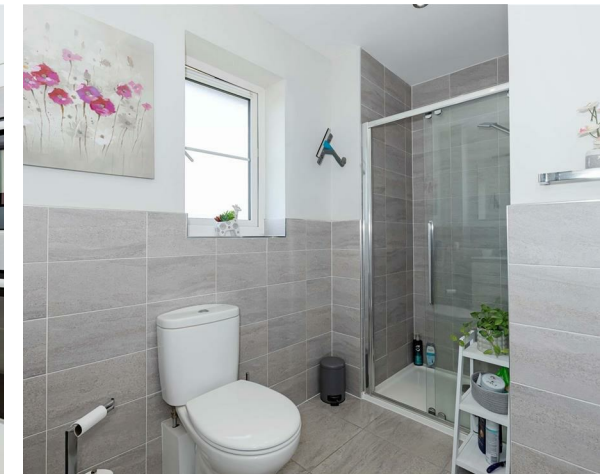
Description

We are delighted to offer this modern spacious Detached House situated in a private close and has good access to schools, shops and bus and train routes. The accommodation in brief comprises on the ground floor of spacious living room with doors onto the west facing rear garden, modern fitted kitchen/dining room with appliances, cloakroom/w.c. On the first floor are Three double bedrooms with the master having an en-suite shower room/w.c and a further family bathroom/w.c. Outside there is parking for multiple cars, driveway to garage and a nice size west garden. Internal viewing of this property to appreciate the location, size and presentation is essential



Key Features

- Modern Detached House
- West Facing Rear Garden
- Freehold
- Garage and Ample parking
- Cloakroom/w.c
- Three Double Bedrooms
- En-Suite Shower Room/w.c
- EPC Rating - B
- Council Tax Band - D
- Viewing Essential





Entrance Hall

Front Door, smooth ceiling, tiled floor, under stairs storage cupboard

Cloakroom/w.c

Low level WC, wash hand basin, tiled floor, obscured double glazed window, smooth ceiling

Living Room

4.99 x 3.45 (16'4" x 11'3")
Double glazed window, double glazed doors overlooking and leading to garden, smooth ceiling

Kitchen/ Dining Room

4.88 x 2.53 (16'0" x 8'3")
Measurements to include built in units, one and half single drainer sink unit with mixer tap, units and drawers under and over work top surfaces, built in dishwasher, oven, hob and extractor, fridge freezer, tiled floor, double glazed window, smooth ceiling, plumbing and space for washing machine.

Landing

Radiator, access to loft space, airing cupboard housing gas fired boiler and storage

Bedroom One

4.17 x 3.07 (13'8" x 10'0")
Measurements not to include built in wardrobes, radiator, double glazed window, smooth ceiling

En-Suite Shower Room/w.c

Walk in double shower, low level w.c, wash hand basin with cupboard below, tiled floor and part tiled walls, smooth ceiling, obscured double glazed window and heated towel rail

Bedroom Two

4.52 x 2.62 (14'9" x 8'7")
Measurements not to include built in double wardrobe, radiator, double glazed window, smooth ceiling

Bedroom Three

5.02 x 3.10 > 2.115 (16'5" x 10'2" > 6'11")
Two double glazed windows, radiator, smooth ceiling

Bathroom/w.c

Panelled bath with wall mounted shower and screen, low level WC, wash hand basin, part tiled walls, heated towel rail, obscured double glazed window,

Front Garden & Parking

Laid to shingle and paving and providing Parking for a few cars

Garage & Drive

6.2 x 3.05 (20'4" x 10'0")
Up and over door, power and lighting, personal door to rear garden

West Facing Rear Garden

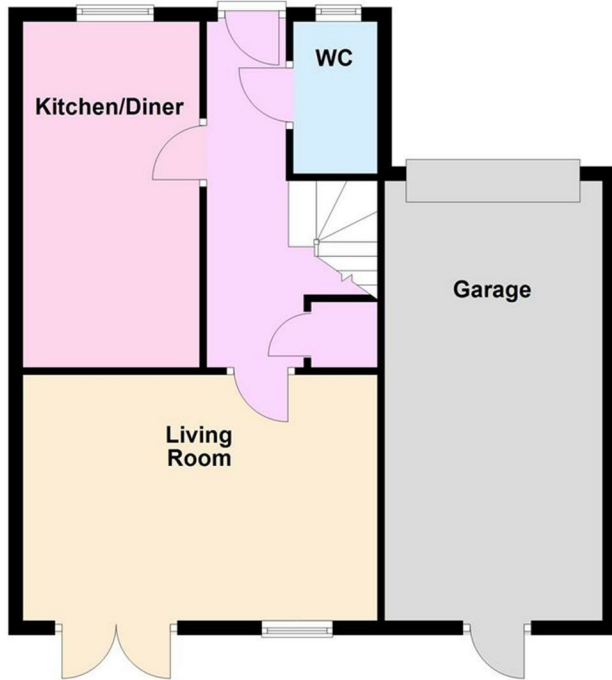
Mainly laid to Lawn, Patio areas, side gate and enclosed by fencing

Agents Note

There is a service charge for the Private Road which is paid twice yearly and since the owners have lived there it has averaged about £260 per annum

Floor Plan Weald Place

Ground Floor
Approx. 61.7 sq. metres (663.9 sq. feet)



First Floor
Approx. 61.7 sq. metres (664.1 sq. feet)



Total area: approx. 123.4 sq. metres (1328.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		94	(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		
<small>Not energy efficient - higher running costs</small> EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO₂ emissions</small> 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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