



Frobisher Close, Worthing

Offers In Excess Of
£750,000
Freehold

- Stunning Detached Bungalow
- Open Plan Kitchen/Family Room
- Beautiful Refitted Bathroom
- Quiet Close
- Fantastic Log Cabin/Garden Room
- Three Double Bedrooms
- Completely Refurbished and Redesigned Throughout
- Incredible Landscaped Rear Garden
- EPC Rating - TBC
- Council Tax Band - TBC

Robert Luff and Co are speechless. It isn't often that you'll find an estate agent struggling for words to describe a property. Today you have – but we'll do our very best. The specification and standard of finish in this detached bungalow is frankly, well just breath taking. No expense has been spared to create a beautiful, fun and stylish property – a work at home/party at home/love your home slice of paradise right here in sunny Worthing. A place where your indoor life will merge seamlessly with outdoor living as your move from your home to outdoor dining area, lounge, bar and inviting hot tub. As day becomes night, the garden becomes a riot of colour as mood lighting extends those long hot days of summer. And for when the weather turns chilly, there's a garden lounge bar to retreat to for a cosy night in. Photographs only tell part of the story. Book an appointment to view this extraordinary property to be transported to a place where you can finally relax, unwind, work and enjoy life. With a station just 0.5 miles away from this home, you can be in bustling Brighton in 26 minutes, London Victoria in less than an hour and a half and Glorious Goodwood with its aerodrome, race course and world-famous car events just 18 miles away. For trips further afield, Gatwick Airport is an easy 40 minute journey away. Family life is also well catered for with desirable schools in the area and plenty of fresh air opportunities thanks to the coast and downs between which Worthing happily sits.

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Accommodation

Entrance Hall

Part obscured double glazed front door with double glazed window to side. Wall mounted fuse board in cupboard. Further storage cupboard. Feature tiled flooring. Loft access. Radiator.

Open Plan Kitchen / Dining / Family Room 28'2" x 28'6" (maximum) (8.61 x 8.69 (maximum))

Measurements to include built in units. Feature Herringbone tiled floor throughout. Under floor heating

Kitchen Area

A range of matching white fronted wall and base units brass strip exposed detailing and built in mood lighting. Beautiful stone worktop incorporating five ring gas hob. Two integrated low level Bosch ovens with extractor fan above. Integrated dishwasher. Integrated eye level microwave/combi. Space for American fridge/freezer. Breakfast island with space for stools, incorporating butler sink with brass over sized mixer tap and integrated wine rack. Designer vertical radiator. Skimmed ceiling and spotlights, all opening into:

Dining / Family Room Area

Double glazed skylight. Wall mounted recess TV point with rear LED lighting. Designer vertical radiator. Space for formal dining room table and chairs. Private door to side access. Feature five panel bi-fold doors, creating the perfect balance of indoor and outdoor space.

Bedroom One 16'11" x11'5" (into bay) (5.16m x3.48m (into bay))

Double glazed bay window to front with blinds. Radiator. Feature wood panelled wall. Skimmed ceiling with spotlights.

Bedroom Two 12'3" x 12'10" (3.74 x 3.93)

Double-glazed windows to front with blinds. Radiator. Skimmed ceiling with spotlights.

Bedroom Three 11'4" x 9'3" (3.47 x 2.84)

Measurements to include built in wardrobe. Built in wardrobes providing a variety of hanging and shelving. Double glazed window to side with blinds. Wood effect flooring. Skimmed ceiling with spotlights.

Bathroom 7'11" x 12'5" (2.42 x 3.81)

A carefully designed and stunningly refitted bathroom. Beautiful Herringbone floor throughout with step up double ended bath with feature brass free standing mixer tap and shower attachment. Walk in glass shower enclosure with matching shower head and attachments. Low level flush WC. His and her wash hand basins inset to vanity unit with stone worktop surrounding and matching floating brass mixer taps. Part tiled walls. Mood lighting. Skimmed ceiling with spotlights. Underfloor heating. Frosted double-glazed window.

Outside

Rear Garden

An amazing feature to this wonderful home, is the outstanding beautifully landscaped rear garden, with a wrap around porcelain tiled entertaining area, creating the perfect place to relax and dine, with space for outdoor formal table and chairs, built in day loungers with sunken hot tub and feature central Astro turf area. The patio then leads into

Garden Room 26'2" x 13'0" (maximum) (7.98 x 3.98 (maximum))

Measurements to include bar area with inset butler sink with cold tap over and a range of storage cupboards with wine fridge, feature media wall with inset media fire, tiled floors, double glazed window to side, four panel bi-fold doors to garden, access to shower room.

Garden Shower Room

Walk in double shower enclosure incorporating electric shower and glass screen. Low level flush W.C. Wash hand basin with mixer tap over. Tiled walls and floor. Frosted double glazed window to side.

Garage 8'3" x 16'7" (2.54 x 5.08)

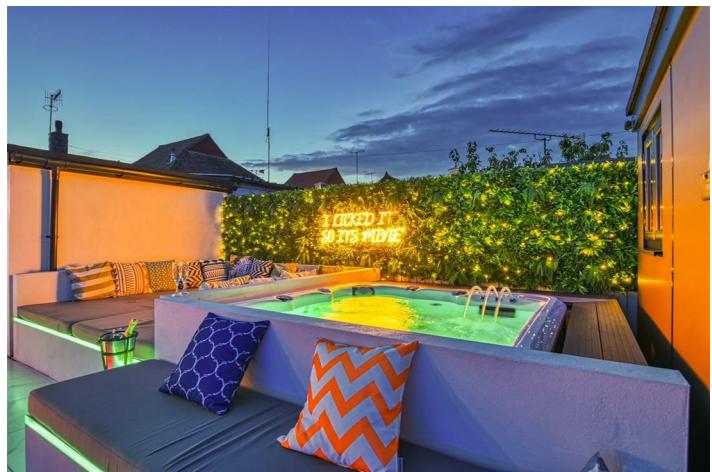
Up and over main door with parking to front. Power and lighting. Space and plumbing for washing machine and tumble dryer. Personal door to garden.

Front Garden

Block paving laid to attractive front garden, providing ample off road parking for multiple cars, with feature Astro Turf lawned area to side. Giving access to garage.



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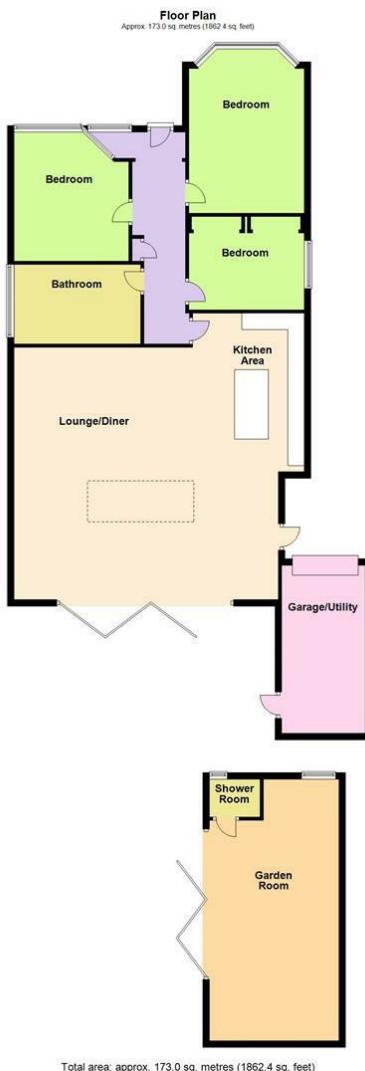


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Floorplan



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			(92 plus) A		
(81-91) B		80	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58		(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		

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.