



3



2



1



C



Description

Robert Luff & Co are pleased to present this three bedroom extended end terrace house located in a quiet close in Worthing. Downstairs the property offers a lounge, dining area and good sized modern kitchen. Upstairs accommodation includes two double bedrooms with built in wardrobes, a further single bedroom and modern bathroom. The loft space is accessed from the main bedroom and is fully boarded to offer more storage and a velux window too. The property also offers a south facing rear garden with patio and artificial grass, there is side access to the front and a personal door to the garage that has power and lighting. To the front there is parking for multiple cars and it has good access to local schools, shops and transport links too. Internal viewing is advised.

Key Features

- End Terrace House
- Extended
- Driveway
- Freehold
- Concil Tax Band - C
- Three Bedrooms
- South Garden
- Garage
- EPC - C



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Entrance Hall

Lounge
4.70 x 3.86 (15'5" x 12'7")

Dining Room
2.75 x 2.41 (9'0" x 7'10")

Kitchen
2.36m x 5.07 (7'8" x 16'7")

First Floor Landing

Bedroom One
2.95m x 4.70m (9'8" x 15'5")
 Measurements to include built in storage, loft access

Bedroom Two
2.76 x 2.96 (9'0" x 9'8")
 Measurements to include built in storage



Bedroom Three
2.79m x 1.78m (9'2" x 5'10")
 Measurements to include built in storage

Bathroom
1.70 x 2.08 (5'6" x 6'9")

Rear Garden
 South Facing

Front Garden

Garage
2.55 x 5.13 (8'4" x 16'9")
 Personal door to garage, power and lighting.

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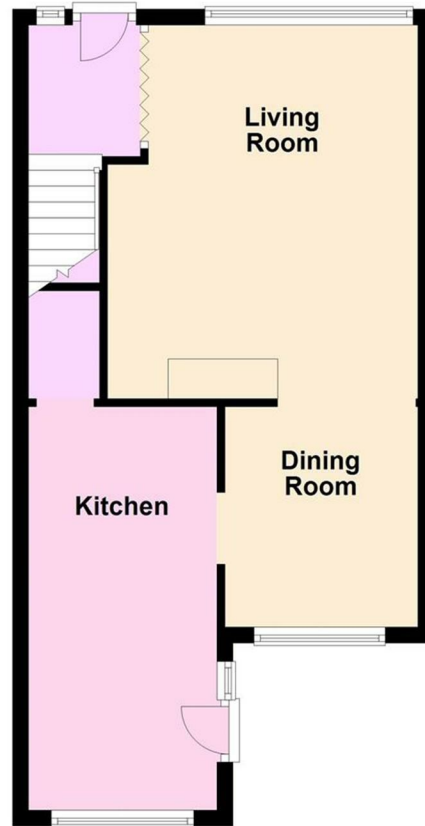
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Floor Plan Barn Close

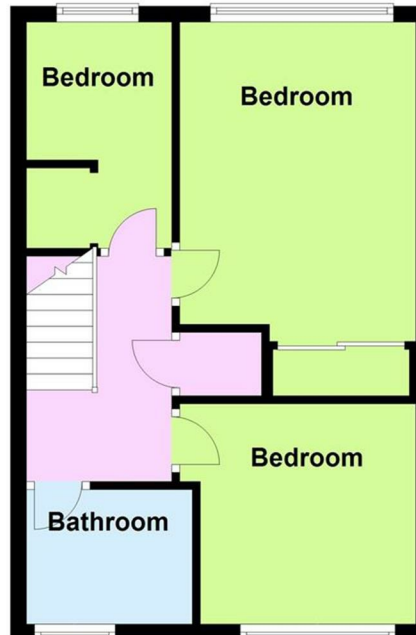
Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 79.7 sq. metres (858.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(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					
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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