



Asking Price
£257,500
Freehold

Manitoba Way, Worthing

- Semi Detached Bungalow • Two Bedrooms
- South Rear Garden
- Off Road Parking
- Close to local amenities and bus routes
- EPC Energy - E
- Viewing advised

Robert Luff & Co are delighted to offer for sale this two bedroom semi-detached bungalow situated in a popular area with Tesco shopping complex and bus routes nearby.

Accommodation comprises Entrance Hall, Living Room, Kitchen, Two Bedrooms, Bathroom, South facing rear garden and a driveway to the front of the property providing off road parking for several vehicles.

T: 01903 331567 E: goring@robertluff.co.uk
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Accommodation

uPVC obscured double glazed door into:

Entrance Hall

Radiator. Door to:

Lounge 15'7 x 10'3 (4.75m x 3.12m)

Double glazed window, radiator.

Kitchen 10'11 x 5'1 (3.33m x 1.55m)

Floor and wall units with inset stainless steel sink with mixer tap over, electric oven and hob and extractor, space for fridge/freezer, plumbing for washing machine, part tiled walls, smoke alarm.

Bedroom One 13'3 x 8'7 (4.04m x 2.62m)

Double glazed window, smoke alarm, radiator.

Bedroom Two 9'4 x 6'9 (2.84m x 2.06m)

Double glazed door leading out to the rear garden, radiator.

Bathroom

White suite, bath with shower and screen over, w.c. part tiled walls, double glazed window.

OUTSIDE

South Facing Rear Garden

Laid to lawn, crazy paved patio,

Front Garden

Laid to lawn with driveway, parking for several vehicles.

Agents Note

The property currently has a tenant who is under a shorthold tenancy contract until mid April 2021. Information for an investment purchasers the current rent is £950 pcm/£11,400 annually.

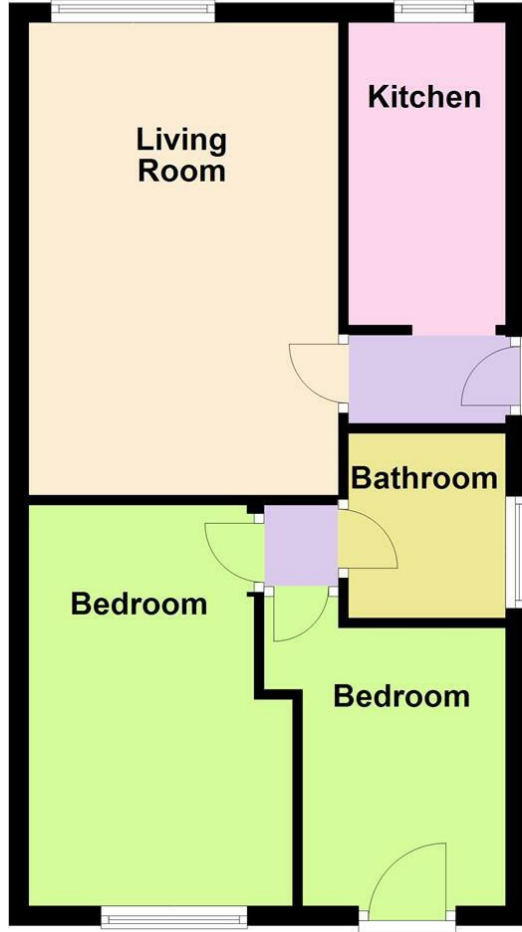


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.