



4



1



2



C



Description

We are delighted to offer this completely modernised and extended Detached Chalet House which is being sold with No Chain and is situated in an good proximity to schools, shops, amenities, public transport and has a brand new 'Show Home' build feel throughout the property. It has four double bedrooms, two bath/shower rooms and a superb open plan reception room that takes in living, dining and kitchen with bi-folding doors onto the large rear garden. Internal Viewing is essential to appreciate the size, quality and its many features



Key Features

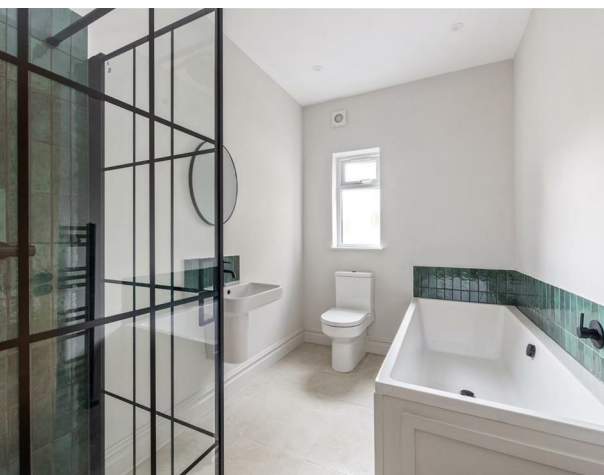
- Immaculate Detached Chalet
- Two Bathrooms
- Freehold
- Council Tax Band - C
- Large Gardens
- Four Double Bedrooms
- Superb Open Plan Living
- EPC Rating - TBC
- No Chain
- Viewing Essential



robertluff.co.uk

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

Robert
Luff & Co



Entrance Hall

Double Glazed front door, Under Stairs Storage area, Radiator, stairs leading to first floor

Open Plan Living / Dining & Kitchen

7.56 x 5.49 + 3.6 x 3.29 (24'9" x 18'0" + 11'9" x 10'9")

Being an L shaped room and in the kitchen area there is a one and a half bowl sink unit with rinser tap, range of units and drawers under and over the granite work surfaces, built in dishwasher, double oven, induction hob with hanging extractor hood, wine fridge, atrium window, two radiators, double glazed window and bi-folding doors onto and overlooking the rear garden

Utility Room

2.98 x 1.52 (9'9" x 4'11")

Wall mounted gas boiler, plumbing for washing machine, floor and wall mounted units.

Bath/Shower Room w.c

2.98 x 1.99 (9'9" x 6'6")

panelled bath, low level WC, wash hand basin, walk in corner shower unit, obscured double glazed, heated towel rail, smooth ceiling and spotlights

Bedroom Three

3.7 x 3.65 (12'1" x 11'11")

Double Glazed window, radiator and new carpets

Bedroom Four

3.66 x 3.03 (12'0" x 9'11")

Double Glazed window, radiator, new carpets

Stairs to First Floor

Bedroom One

5.35 x 4.3 > 3.36 (17'6" x 14'1" > 11'0")

Slight height restriction due to the sloping ceiling to one end, radiator, new carpets, access to storage space in the eaves, Velux window and double glazed doors opening onto Juliet balcony.

En-Suite shower room/w.c

Walk in shower with, Lower Level WC, Heated towel Rail, Wash hand basin, double glazed window.

Bedroom Two

5.42 x 2.83 (17'9" x 9'3")

Sloping ceiling to one side, Velux double glazed window

Front Garden & Parking

Landscaped front garden with side access to the rear garden, parking for two cars and lighting

Large Rear Garden

Mainly lawned rear garden, large decked area and variety of shrubs.



Floor Plan Stone Lane

Stone Lane



Ground Floor
Approximate Floor Area
1048.19 sq ft
(97.38 sq m)

First Floor
Approximate Floor Area
472.21 sq ft
(43.87 sq m)

Approximate Gross Internal Area = 141.25 sq m / 1520.4 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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.

robertluff.co.uk

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

Robert
Luff & Co