



Asking Price
£375,000
Freehold

Winterbourne Close, Worthing

- Semi-Detached Family Home
- Three Bedrooms
- Low Maintenance Rear Garden
- Council Tax Band - C
- Spacious Living / Dining Room
- Modern Kitchen
- Off-Road Parking & Garage
- EPC Rating - D

We are delighted to offer to market this spacious, well-presented semi-detached family home, ideally situated in this favored location close to the Tesco superstore, bus routes, parks, schools, David Lloyd, and has easy access to both the A27 and A24. The property offers a modern kitchen, a spacious lounge/dining room, a downstairs WC, three bedrooms, and a bathroom. Other benefits include recently fitted double glazed doors and windows, a garage, a front garden with space for multiple vehicles, and an attractive rear garden with a large tile patio and lawn area.

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Accommodation

Newly fitted UPVC double glazed front door to:

Entrance Hallway

Laid oak wood flooring. Wall mounted electric consumer unit. Under stairs storage area. Radiator.

Downstairs WC

Frosted double glazed window. Low level flush WC. Corner wash hand basin set in a vanity unit with mixer tap.

L-Shaped Lounge / Dining Room 18'1" max x 16'0" max (5.53 max x 4.88 max)

Double glazed window with view of rear garden. Double opening double glazed french door to rear garden. TV point. Two radiators. Oak wood laid flooring.

Kitchen 11'8" x 11'0" (3.56 x 3.37)

Range of white fronted high gloss base and wall units. Roll top working surfaces incorporating a one and a half bowl sink with mixer tap and flexi hose. Space and plumbing for washing machine. Further appliance space. Space for gas cooker with extractor fan over. Space for fridge/freezer. Tiled floor. Double glazed window to front with breakfast bar area.

Stairs from hallway leading up to;

First Floor Landing

Double glazed window. Cupboard with hanging space. Further storage cupboard with shelving. Airing cupboard housing Vokera boiler and slatted shelf.

Bedroom One 13'0" x 10'8" (3.97 x 3.27)

Double glazed window to front. Radiator. Loft hatch.

Bedroom Two 12'0" x 10'4" (3.66 x 3.15)

Double glazed window with view of the rear garden. Radiator.

Bedroom Three 8'7" x 7'3" (2.64 x 2.23)

Double glazed window with view of rear garden. Radiator.

Bathroom

White suite comprising of wood panel enclosed bath with fitted over bath shower. Low level flush WC. Pedestal basin. Frosted double glazed window. Heated towel rail.

Rear Garden

Attractive large tile patio with lawn area. Trees giving it a good level of seclusion.

Front Garden

Gravel area. Mature trees. Car hard standing driveway leading to garage.

Garage 16'4" x 7'11" (5.00 x 2.42)

Up and over door. Power and lighting. Access from private drive.



Floorplan



Total area: approx. 102.3 sq. metres (1101.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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		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	

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