

Robert
Luff & Co

Malthouse Way, Worthing

Freehold - Asking Price £325,000



2



1



1



B





Key Features

- Beautifully presented two-bedroom house
- Popular Durrington development
- Modern fitted kitchen
- Spacious lounge/dining room
- Two double bedrooms
- En-suite to principal bedroom
- Separate family bathroom
- Downstairs cloakroom
- Well-maintained rear garden with two allocated parking spaces
- Council Tax Band C | EPC Rating B

We are delighted to offer this beautifully presented two-bedroom house, situated within a popular newer-style development in West Durrington. Offering well-proportioned modern accommodation, a well-maintained rear garden and two allocated parking spaces, this attractive home would make an ideal purchase for first-time buyers, couples or those looking for a low-maintenance property.

The accommodation briefly comprises an entrance hall with downstairs cloakroom, a modern fitted kitchen and a spacious lounge/dining room with doors opening onto the rear garden. To the first floor are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom.

Outside, the enclosed rear garden is well maintained and arranged with a combination of patio and lawn, providing an attractive and manageable outdoor space. There is also a useful garden shed and gated side access, providing convenient access between the front and rear of the property. Two allocated parking spaces complete the outside accommodation.

The property is situated within this popular West Durrington development, with a range of local amenities nearby including a supermarket, local shops, schools and regular bus routes.

Agents Note:

Annual service charge of approximately £300



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

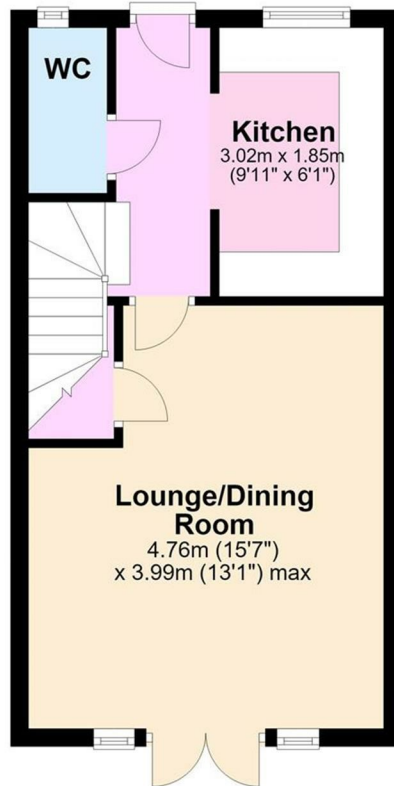
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Malthouse Way

Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 62.9 sq. metres (676.8 sq. feet)



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		96	(92 plus) A		99
(81-91) B	82		(81-91) B	86	
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			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

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co