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Description

We are delighted to offer to market this mid-terrace home located in this favoured West Worthing location close to local shops, schools (Elm Grove catchment area), bus routes and mainline station nearby. Accommodation offers hallway, lounge/diner, kitchen and a sun room. On the first floor there are 3 bedrooms and a family bathroom. The property also benefits from a well maintained west facing garden and a rear garage.



Key Features

- Mid-Terrace House
- Favoured West Worthing Location
- Garage
- Council Tax Band - C
- 3 Bedrooms
- West Facing Garden
- CHAIN FREE
- EPC - TBC





Hallway

Carpets, textured ceiling, storage under stairs with shelving, frosted glass door leading to lounge.

Lounge / Diner

6.3 x 3.5 (20'8" x 11'5")

Bay fronted double glazed window to front, carpets, TV point, picture rail, textured ceiling, exposed brick fireplace, space for dining table & chairs, sliding door leading to kitchen and sliding doors leading to sun room

Kitchen

2.4 x 2.1 (7'10" x 6'10")

A range of wood effect wall and base units, stainless steel sink with drainer and mixer tap, built in electric Bosch oven with grill, built in Neff 4 ring induction hob, space for fridge freezer, space for washing machine, double glazed frosted door leading to sun room

Sun Room

1.3 x 3.64 (4'3" x 11'11")

Exposed brick floor, storage space, patio door leading to westerly aspect rear garden

Bedroom One

3.1 x 3.93 (10'2" x 12'10")

Carpets, textured ceiling, picture rail, radiator, double glazed window to front.

Bedroom Two

3.46 x 3.48 (11'4" x 11'5")

Carpets, textured ceiling, coving, built in wardrobes with hanging rail and shelving, cupboard housing Glow-Worm boiler and radiator, double glazed window overlooking rear garden

Bedroom Three

2.28 x 2.13 (7'5" x 6'11")

Carpets, textured ceiling, coving, double glazed window to front.

Bathroom

1.9 x 2.13 (6'2" x 6'11")

Panel enclosed bath with overhead chrome shower, part tiled walls, low level flush W/C, heated chrome towel radiator, wash basin with built in vanity unit, frosted double glazed window

Garden

West facing garden mainly laid to lawn with well maintained shrubs and borders, side door into garage, gate providing rear access to garage.

Garage

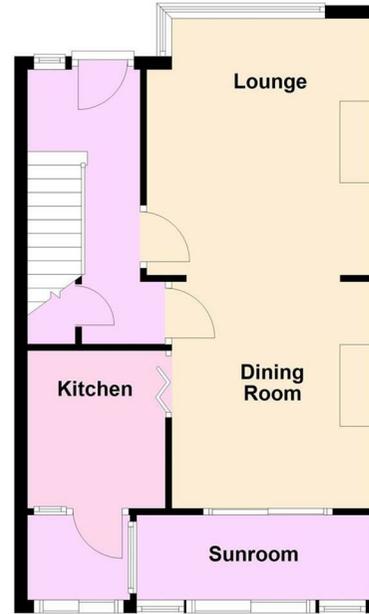
Up and over door, side door providing access.



Floor Plan Ripley Road

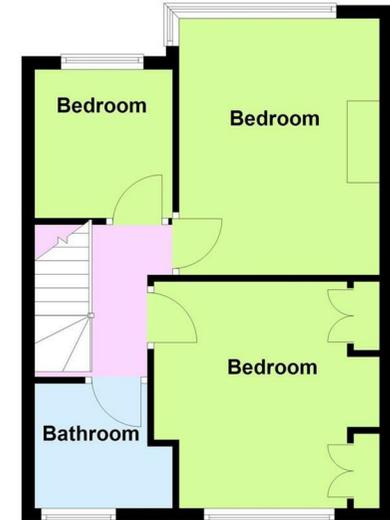
Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



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			
(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			72
(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

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

Robert
Luff & Co