



## Stone Lane, Worthing



Offers In Excess Of  
£375,000  
Freehold

- Sought After Salvington Area
- Two Double Bedrooms
- Lounge With South Facing Bi-Fold Doors
- Modern Kitchen and Utility Room
- Family Bathroom & Downstairs W/C
- Wrap Around Garden
- Opportunity For Off Road Parking
- Potential to Add Third Bedroom
- EPC Rating - C (78)

Robert Luff and Co are delighted to offer to market this beautifully finished newly built detached family home situated in this favoured Salvington location with local schools, shops, bus routes, parks, mainline station and easy access to both the A24 & A27 nearby. Accommodation offers entrance porch, kitchen, utility room/ downstairs w.c, lounge/dining room, two double bedrooms with potential to add a third bedroom and a family bathroom. Other benefits include a wrap around garden, potential for off road parking and approx 8 years left on the NHBC warranty

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## Accommodation

### Entrance Door

Composite door with frosted window.

### Porch

Radiator to side, door into:

### Kitchen 11'4" x 10'8" (3.45 x 3.25)

Double glazed window to side, Regency grey matching wall and base units, butler sink inset to work top with swan neck mixer tap, integrated appliances including fridge freezer, dishwasher, fan assisted oven, four ring induction hob and an overhead extractor, radiator to side wall, engineered wood flooring, opening into:

### Lounge 16'4" x 12'4" (4.98 x 3.76)

Double glazed triple aspect windows which include South facing Bi-folds opening for fireplace, TV and Ethernet point, radiator to side wall, engineered oak flooring.

### Utility Room / W.C

Double glazed frosted window, stainless steel sink unit inset to wood worktop, base unit storage, space for washing machine, 'Ideal' boiler, radiator, w/c, hard wood flooring.

Stairs leading up to:

### Landing

Access to loft space, radiator, storage cupboard.

### Bathroom

Double glazed frosted window to front, part tiled walls for splash back, 'P' shaped panel enclosed bath with chrome mixer tap and rain shower with glass shower screen, porcelain wash hand basin, raised onto wood work surface with chrome mixer tap. Push flush w/c, high gloss storage cupboards below sink, matte grey heated towel rail, vinyl flooring.

### Bedroom One 16'4" x 10'1" (4.98 x 3.07)

Double glazed window over two sides, vaulted ceiling with spotlights, TV point, radiator.

### Bedroom Two 14'1" x 8'6" (4.29 x 2.59)

Double glazed window over two sides, vaulted ceiling with spotlights, TV point, radiator.

### Garden

Full wrap around garden which provides a mix of patio and lawn and is fully enclosed by fencing, bike storage shed.

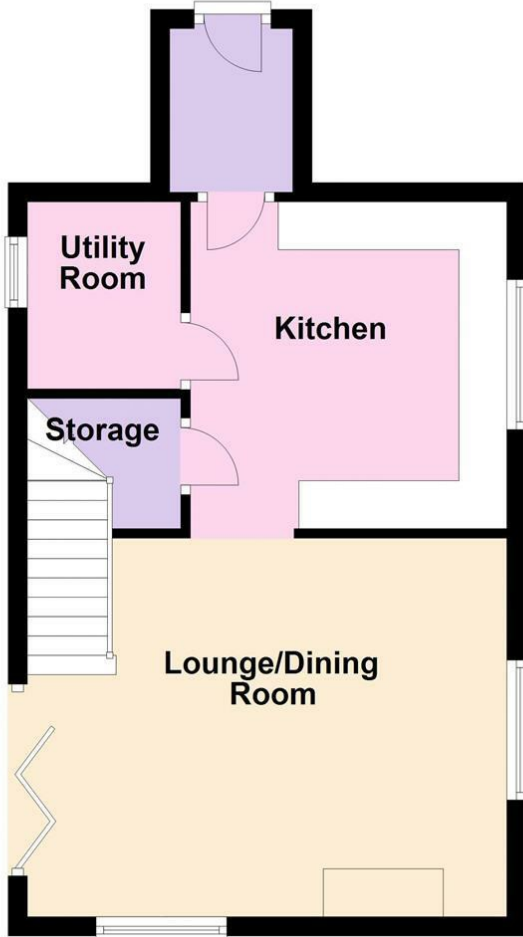


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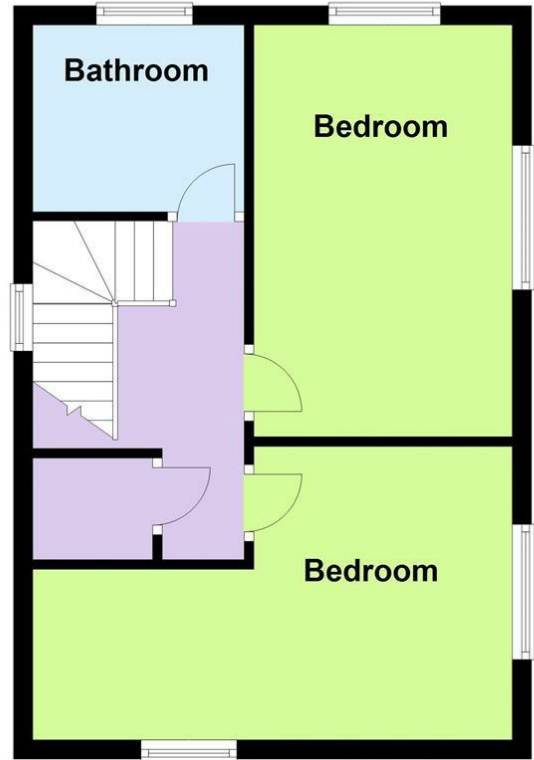
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**Ground Floor**



**First Floor**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.