



Asking Price
£350,000
Freehold

Mendip Crescent, Worthing

- Three Storey End of Terrace Family Home
- Lounge/Diner
- Modern Fitted Kitchen
- Garage and Off Road Parking
- Freehold
- Three Double Bedrooms
- Ground Floor Cloakroom
- EPC Rating - B (85)
- Garden to Three Sides of Property
- Council Tax Band - C

Robert Luff and Co are delighted to offer to the market this three storey end of terrace family home, built circa 10 years ago, situated in Durrington, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation is set over three floor and offers entrance hall, ground floor WC, lounge/diner, kitchen, three bedrooms and family bathroom. Other benefits include a corner plot, with gardens to three sides, off road parking and garage.

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Accommodation

Entrance Hall

Frosted double-glazed front door to hall. Double-glazed window. Cupboard housing fuse board.

Down Stairs WC

Low level flush WC. Pedestal wash hand basin with mixer taps. Tiled splash backs. Under floor heating. Extractor fan. Cupboard enclosed fire suppress system.

Lounge/Diner 23'5" x 10'9" (7.14 x 3.28)

West facing double-glazed window. Free standing electric fire with mantel and surround. TV point. Telephone point. Under floor heating. Double-glazed french doors to garden.

Kitchen 8'7" x 7'4" (2.64 x 2.26)

A range of matching high gloss wall and base units. Wood effect worktop incorporating one and half bowl sink with mixer taps and drainer. Space and plumbing for washing machine. Built in Zanussi oven. Integrated four gas ring hob. Extractor fan. Space for fridge/freezer. Tiled splash backs. Cupboard enclosed Worcester boiler. Double-glazed window overlooking rear garden. Down lights.

First Floor Landing

Turn stairs to first floor. Two double-glazed windows.

Bedroom Two 14'11" x 8'2" (4.57 x 2.49)

Double-glazed window. Radiator.

Bedroom One 14'11" x 8'7" (4.57 x 2.64)

Double-glazed window. Radiator. Fitted storage cupboard with hanging shelves and drawers.

Bathroom

Panel enclosed bath with mixer taps and shower attachments. Low level dual flush WC. Pedestal wash hand basin. Tiled splash backs. Heated towel rail. Extractor fan. Wall mounted mirror cabinet.

Second Floor Landing

Turn stairs to second floor.

Bedroom Three

Large double-glazed window. Radiator. Eaves storage cupboard. Spotlights.

Outside

Rear/Side Garden

Part trellis enclosed wood chip area, currently used for play area. Lawn area. Tap. Gate to front and rear car hard standing.

Front Garden

Laid mainly to lawn. Enclose by wooden fencing. Brick block paved pathway to front door.

Garage

Up and over door and double-glazed side door. Power and light.



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Floorplan



Total area: approx. 98.1 sq. metres (1056.3 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			(92 plus) A		
(81-91) B	85	85	(81-91) B		
(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		

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