

Robert  
Luff & Co

Twyford Road, Worthing

Freehold - Asking Price £450,000



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## Description

We are delighted to offer to the market this beautifully presented and extended four/five bedroom chalet style property, situated in this popular residential location with close access to local shops, schools, parks, bus routes, GP surgery and many other amenities.

Ground floor accommodation offers kitchen, lounge/diner, three double bedrooms and shower room. Upstairs are a further two bedrooms and a family bathroom. The property also benefits from a beautiful large west facing rear garden and off road parking for multiple cars.

## Key Features

- Semi Detached Extended Chalet Bungalow
- Ground Floor Shower Room
- Gas Fired Central Heating
- Off Road Parking
- EPC Rating - TBC
- Four/Five Bedrooms
- Double Glazing
- West Facing Rear Garden
- Council Tax Band D





Frosted double glazed front door to:

#### Hallway

With coving, cupboard enclosed consumer unit, radiator, cloak cupboard with shelves and wall mounted thermostat and door to:

#### Kitchen

**3.87 x 1.9 (12'8" x 6'2")**  
Range of fitted high gloss base and wall units, roll top working surfaces incorporating a sink with mixer tap, space for gas cooker with extractor fan over, wall mounted Worcester boiler, space and plumbing for washing machine, tiled splashback, dual aspect double glazed windows, space for under counter fridge and freezer, radiator, double glazed door to side.

#### Lounge/Diner

**7.40 (max under stairs) x 3.36 (into recess) (24'3" (max under stairs) x 11'0" (into recess))**  
Marble fire surround, tv point, two radiators, wall light points, coving and double glazed patio doors leading to west facing rear garden.

#### Bedroom One

**3.87 x 3.35 (12'8" x 10'11")**  
Double glazed window to front, coving, radiator and laid wood effect flooring.

#### Bedroom Two

**3.27 x 2.57 (10'8" x 8'5")**  
Double glazed window with view of rear garden, coving, radiator and laid wood effect flooring.

#### Bedroom Three

**3.32 x 2.5 (10'10" x 8'2")**  
Laid wood effect flooring, double glazed window, radiator and coving.

#### Shower Room

Fitted shower cubicle with fitted power shower, pedestal basin, low flush WC, tiled walls, frosted double glazed window and radiator.

**Stairs from lounge/diner to first floor landing.**

#### First Floor Landing

#### Bedroom Four

**3.3 x 2.62 (10'9" x 8'7")**  
Laid wood effect flooring, double glazed windows with view of rear garden and walk in eaves storage cupboard.

#### Bedroom Five

**6.7 (max) x 2.38 (measured at height 0.7m) (21'11" (max) x 7'9" (measured at height 2'3"))**  
Two Velux windows with blinds, eaves storage access, radiator and storage cupboard with hanging rail

### **Bathroom**

Panel enclosed bath with mixer tap, shower attachment, pedestal hand basin, low flush WC, tiled splashbacks, extractor fan, radiator, eaves storage access and Velux double glazed window.

### **Rear Garden**

**19m (length) (62'4" (length))**

Westerly aspect mature rear garden with patio area, pond, lawn areas and mature flower borders with a range of trees and shrubs, timber built storage shed, fence and flint wall enclosed. Side access with brick laid path with gate to front, tap and power point.

### **Driveway**

Brick laid drive for off road parking, formal front garden with lawn and flower beds.





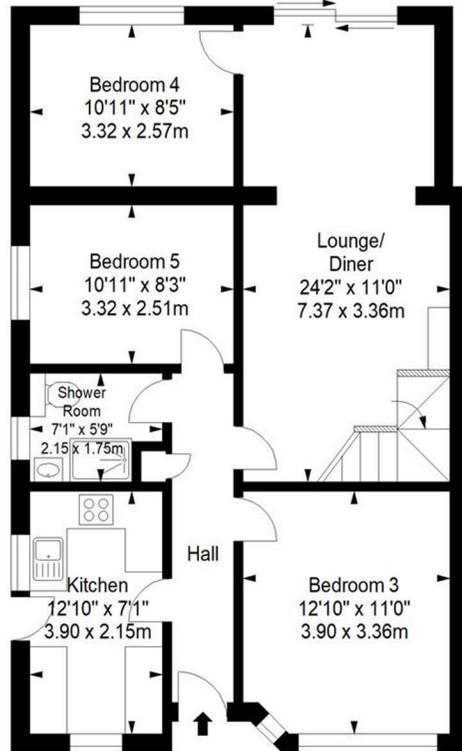
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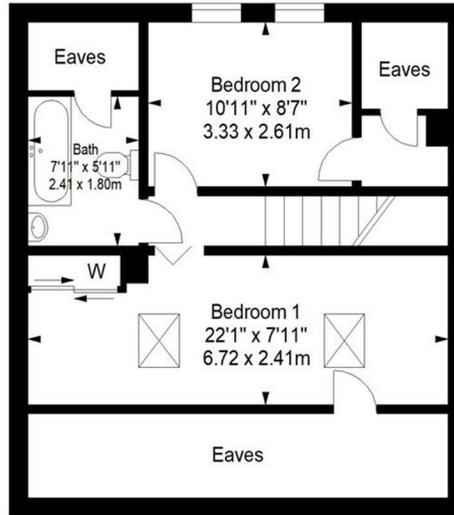
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# Floor Plan Twyford Road

Ground Floor



First Floor



Approximate gross internal floor area 127.9 sq m/ 1376.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)	A	84	(81 plus)	A	
(81-91)	B		(69-80)	B	
(69-80)	C		(55-68)	C	
(55-68)	D		(39-54)	D	
(39-54)	E		(21-38)	E	
(21-38)	F		(11-20)	F	
(11-20)	G			G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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