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D



Description

We are delighted to offer to the market this well presented three bedroom semi-detached bungalow situated in the sought after Offington location close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers modern kitchen, lounge, conservatory, three double bedrooms and family bathroom. The property also benefits from off road parking for multiple vehicles and west facing rear garden.



Key Features

- Semi-Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- Conservatory
- West Facing Rear Garden
- Off Road Parking
- Council Tax Band D
- EPC Rating D



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Porch leading into:

Hallway

With laminate flooring, storage cupboard, airing cupboard, radiator, loft access and wall mounted thermostat.

Kitchen

3.65 x 2.63 (11'11" x 8'7")
With soft closing wall, base and drawer units, integrated dishwasher, fridge/freezer and washing machine, integrated oven and four ring electric hob with overhead extractor, breakfast bar area, radiator, one and a half bowl basin and drainer, large double glazed window, double glazed door leading to side access, rear garden and garage.

Lounge

4.70 x 3.75 (15'5" x 12'3")
With laminate flooring, radiator, picture rail, integrated electric fire, integrated tv point, double glazed windows and door leading to:

Conservatory

3.10m x 2.42 (10'2" x 7'11")
With lighting, power and double glazed windows and sliding door to rear garden.

Master Bedroom

4.29 x 3.47 (14'0" x 11'4")
With double glazed window, radiator and picture rail.

Bedroom Two

3.65 x 3.17 (max) (11'11" x 10'4" (max))
With double glazed windows, built in wardrobes with shelving and hanging rails, picture rail and radiator.

Bedroom Three

2.67 x 2.54 (max) (8'9" x 8'3" (max))
With double glazed window, radiator and picture rail.

Bathroom

With tiled floors, walls, integrated basin set in vanity unit, back to wall WC, L-shaped bath with screen and wall mounted shower, wall mounted heated towel rail, shaver point, dual double glazed frosted windows and extractor fan.

Front Garden

Off road parking for multiple vehicles, lawn area with bushes and plants.

Rear Garden

West facing low maintenance garden with patio areas, lawn decking seating area with pergola and rear garage access, gated side access, outside tap and outside double socket.



Floor Plan Leeward Close



Total area: approx. 84.9 sq. metres (914.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	84 66
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO2 emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 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.

