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## Description

We are delighted to offer to the market this beautifully presented three bedroom semi detached family home, ideally situated in good proximity of local shops, schools and bus routes with the mainline station approximately one mile away.

Accommodation offers a lounge/dining room, kitchen, three bedrooms and a family bathroom. The property also benefits from an attractive rear garden, double glazing, gas fired central heating, private driveway and sitting on a corner plot. The property also has easy access to both the A27 and the A24.



## Key Features

- Semi-Detached House
- Lounge/Dining Room
- Council Tax Band - C
- Three Bedrooms
- Driveway
- EPC Rating - TBC

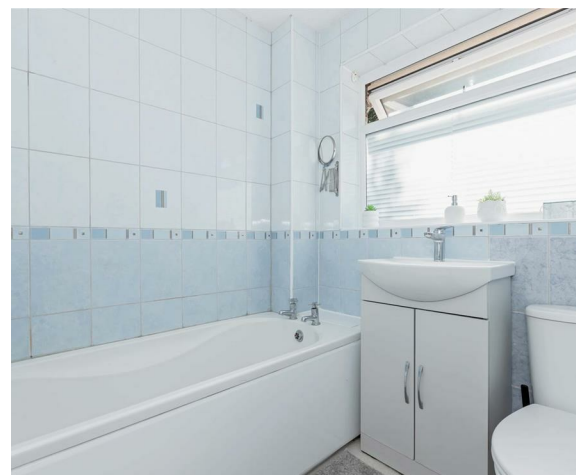


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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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### Entrance

Frosted double glazed door to a double glazed entrance porch with wall mounted consumer unit. Double glazed door leading to the hallway.

### Hallway

Double glazed window to the side, dimmer switch and double glazed doors opening onto the lounge/diner.

### Lounge/Diner

**7.9 x 2.27 (widens to 3.4)  
(25'11" x 7'5" (widens to 11'1"))**

Two covered radiators, laid wood effect flooring, wooden fire surround with insert fire, double glazed window to front, coving and double glazed patio doors leading to a conservatory.

### Conservatory

**3.59 x 4.16 (11'9" x 13'7")**

Pitched roof, double glazed windows with views of the rear garden, radiator, laid wood effect flooring and doors onto the rear garden.

### Kitchen

**3.39 x 2.18 (11'1" x 7'1")**

Range of light wood shaker style kitchen units, rolltop worktop surfaces incorporating a sink with mixer tap, four ring gas hob, electric double oven with an extractor fan over, space and

plumbing for washing machine and dishwasher, built in wine rack, tiled splashbacks, double glazed window leading to conservatory and worcestor boiler, double glazed window overlooking the rear garden and space for fridge freezer.

### Landing

Stairs to first floor landing, loft access and double glazed window.

### Bedroom One

**3.12 x 2.51 (10'2" x 8'2")**

Radiator, double glazed window, coving, wardrobe with hanging space a shelf over and a cupboard with slatted shelving.

### Bedroom Two

**2.50 x 2.82 (8'2" x 9'3")**

Double glazed window with southerly aspect, dimmer switch, radiator.

### Bedroom Three

**3.26 x 1.82 (10'8" x 5'11")**

Double glazed window, radiator and a cupboard with hanging space.

### Bathroom

Panel enclosed bath with fitted overbath Triton shower, folding shower screen, basin set in a vanity unit with mixer tap, low flush wc, radiator, tiled walls and a frosted double glazed window with southerly aspect.

### Side and Rear Garden

Lawn area, large decking area, timber storage units, gate for side access and outside tap. South and easterly aspect.

### Front Garden

Off road parking for two cars and a lawn area.







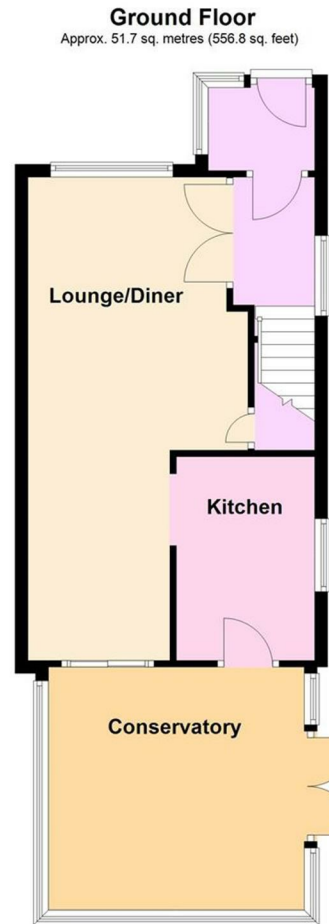
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## Floor Plan Sherbrooke Close



Total area: approx. 85.5 sq. metres (920.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

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