



## Bridgnorth Close, Worthing

Per Calendar Month  
£1,200 Per

- Three Bedroom House
- Sunny Aspect Garden
- EPC Rating C
- Allocated Parking
- Available Now

**\*\* VIEWINGS FULLY BOOKED \*\*** Robert Luff & Co Lettings present to market this ideal three bedroom family home in Durrington. The property benefits from a garage providing access to the house, sunny aspect garden, large lounge and separate conservatory with a private sunny aspect garden. Ideally situated with access to local shops, schools and transport links. The property has an allocated parking space and non restricted on street parking. Available beginning of May.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial





## Accommodation

### Entrance

UPVC Door:-

### Hall

Thermostat, cupboard housing shelving and meters, door providing access to garage, stairs leading to first floor landing.

### Kitchen 8'55x7'83 (2.44mx2.13m)

Range of matching wall and base units, four ring gas hob with extractor over and oven under, stainless steel sink with mixer tap and drainer inset into worksurface, space for fridge/freezer, space for washing machine, partially tiled walls, double glazed window to front aspect. Wall mounted boiler.

### Lounge 13'87x14'90 (3.96mx4.27m)

Two radiators, coving, under stairs cupboard, electric fireplace, sliding glass doors providing to conservatory.

### Conservatory 11'77x8'76 (3.35mx2.44m)

Roller blinds throughout, sliding glass door providing rear garden access.

### First Floor Landing

Smoke alarm, loft access, cupboard housing shelving.

### Bathroom

White suite comprising of; panel enclosed bath with mixer tap and shower attachment over, shower rail, radiator, low level flush WC, pedestal wash hand basin, fully tiled walls and frosted double glazed window to front aspect.

### Bedroom One 10'65x8'59 (3.05mx2.44m)

Radiator, coving, double glazed window to front aspect.

### Bedroom Two 8'60x11'05 (2.44mx3.48m)

Radiator, coving, double glazed window to rear aspect.

### Bedroom Three 5'99x7'28 (1.52mx2.13m)

Single bedroom, radiator, coving, double glazed window to rear aspect.

### Outside

#### Rear Garden

Laid to patio, side gate access, a range of mature trees and shrubs, sunny aspect.

#### Off Street Parking

Allocated parking space.

### Garage

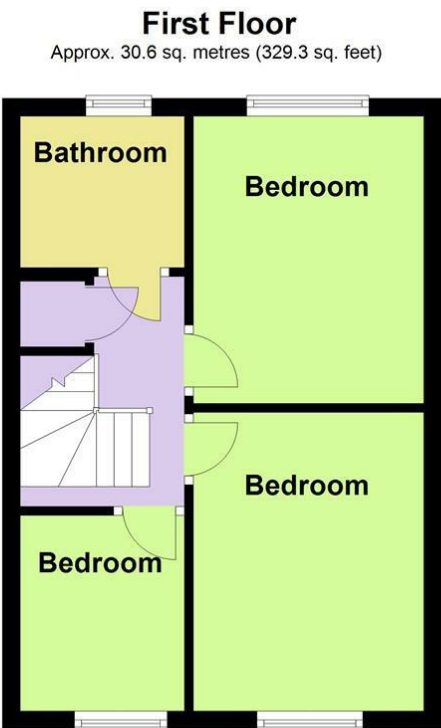
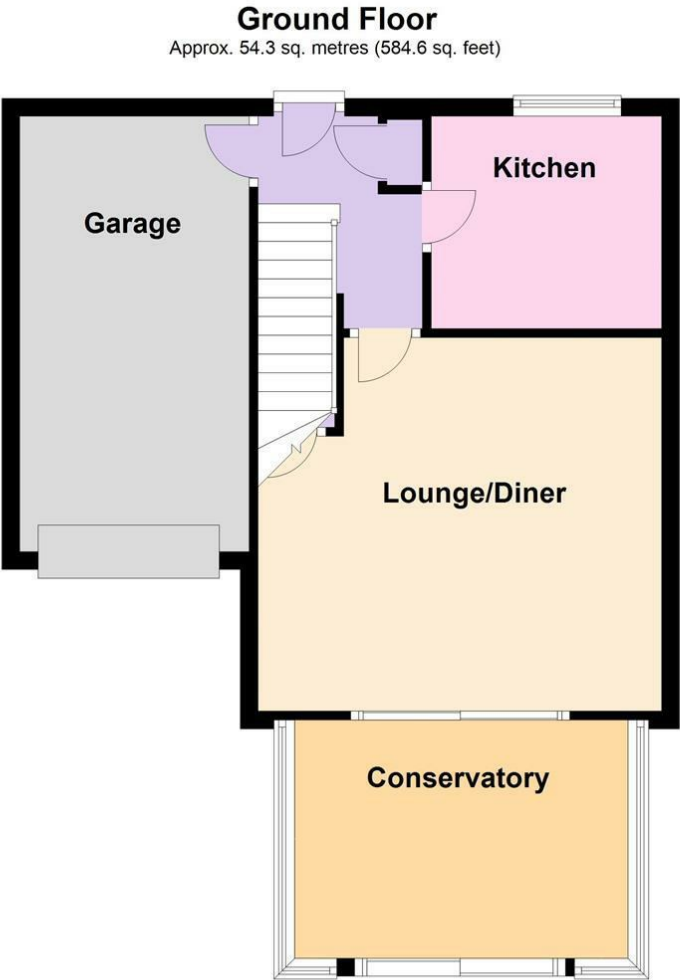
Up and over door. Lighting. Door providing access to main house.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



Total area: approx. 84.9 sq. metres (913.8 sq. feet)

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) <b>A</b>			<b>86</b>	
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>		<b>70</b>		
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) 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.