



Sunningdale Road, Worthing

Offers In Excess Of
£400,000
Freehold

- Semi-Detached Bungalow • Two Bedrooms
- Conservatory
- Summerhouse ideal for Home Working
- Freehold
- South Facing Rear Garden
- EPC Rating - E (54)
- Council Tax Band - C

Robert Luff and Co are delighted to offer to the market this semi-detached bungalow situated in the heart of Durrington, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, two bedrooms and shower room. Other benefits include conservatory, summerhouse ideal for home working, and south facing rear garden.

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

Entrance Hall

Front door leading to entrance hall. Radiator. Laminate floor. Cupboard housing meters. Loft hatch.

Lounge 13'08 x 12'07 (4.17m x 3.84m)

Double-glazed window to rear. Insert gas fire, with surround. Radiator. Picture rail. Double-glazed door to conservatory.

Conservatory 14'01 x 8'04 (4.29m x 2.54m)

Double-glazed windows. Tiled floor. Double-glazed door to garden.

Kitchen 10'08 x 9'05 (3.25m x 2.87m)

A range of matching wall and base units. Larder cupboard. Worktop incorporating a one and half bowl stainless steel sink unit with mixer tap and drainer. Built in electric over. Built in four ring gas hob. Integrated fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Laminate floor. Spot lights. Wall mounted boiler. Dual aspect double-glazed windows. Radiator.

Bedroom One 12'08 x 12'04 (3.86m x 3.76m)

Double-glazed window to front. Radiator. Picture rail.

Bedroom Two 9'06 x 7'09 (2.90m x 2.36m)

Double-glazed window to front. Radiator. Picture rail.

Shower Room

Large walk in shower cubicle with rainfall shower and separate shower attachment. Wash hand basin set into vanity unit. Concealed low level flush WC. Tiled walls. Heated towel rail. Frosted double-glazed window.

Outside

Rear Garden

Large south facing garden, mainly laid to lawn and patio. Shed and Summerhouse ideal for the home office worker, with power and light.

Front Garden

Formal front garden, laid to paving for off road parking for multiple vehicles.

Agent Note

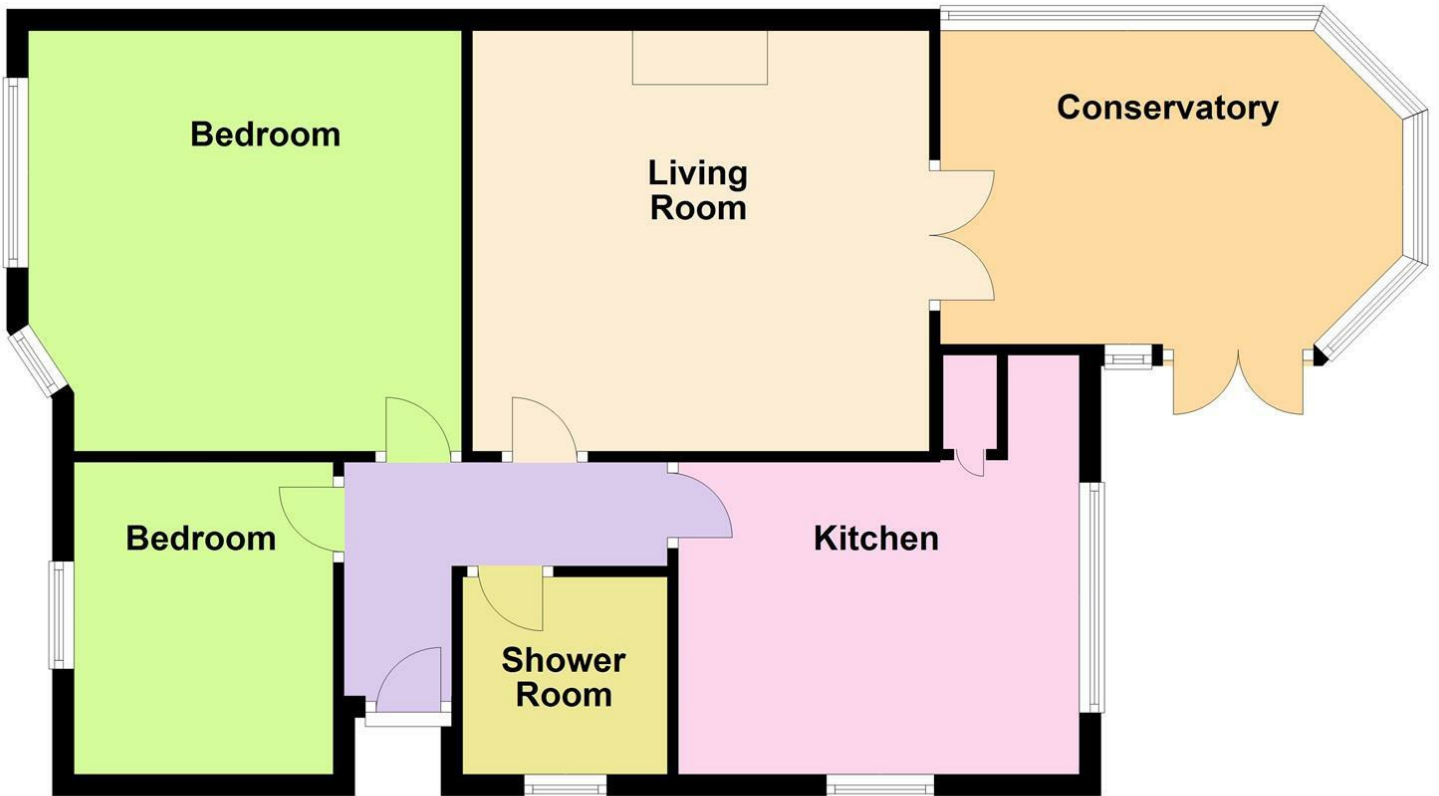
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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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Floor Plan

Approx. 72.8 sq. metres (783.8 sq. feet)



Total area: approx. 72.8 sq. metres (783.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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