



## Quantock Close, Worthing

£1,400 Per  
Calendar Month

- Semi Detached Bungalow
- Generous Rear Garden
- Fitted Kitchen & Bathroom
- Available DECEMBER 2024
- EPC Energy Rating D (62)

Robert Luff Lettings are delighted to offer this semi detached bungalow situated within a small Svington Cul-de-sac. The property features fitted kitchen (with oven), modern bathroom and two bedrooms. Externally the property features a sunny aspect rear garden, off road parking and a garage. Available DECEMBER 2024.

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



## Accommodation

### Entrance

Frosted double glazed door to:-

### Entrance Hall

Electric meter cupboard. Radiator. Loft hatch. Built in cupboard.

### Bedroom Two 8'9 x 7'6 (2.67m x 2.29m)

Radiator. Dual aspect double glazed windows to front and side aspect.

### Bedroom One 12'5 x 10'2 (3.78m x 3.10m)

Radiator. Double glazed window to front aspect.

### Bathroom

White suite comprising; Modern panel enclosed bath with mixer tap and shower attachment with shower screen. Pedestal wash hand basin. Low level flush WC. Radiator. Mirror fronted storage unit. Frosted double glazed window to side aspect.

### Lounge 14'5 x 10'2 (4.39m x 3.10m)

Tiled fire place surround. Radiator. Coving. Double glazed window to rear aspect overlooking rear garden.

### Kitchen 8'8 x 7'8 (2.64m x 2.34m)

Range of matching wall and base units. Stainless steel sink unit inset into work surface with mixer tap and drainer. Free standing gas cooker with extractor over. Space and plumbing for washing machine. Space for fridge freezer. Dual aspect double glazed windows to side and rear access. Double glazed door providing access to rear garden.

## OUTSIDE

### Rear Garden

Partially laid to lawn. partially laid to shingle. Gated side access.

### Front Garden

Laid to lawn.

### Off Road Parking

Driveway providing off road parking for multiple vehicles leading to:-

### Garage

With up and over door. Extended to rear providing additional storage with power and lighting.



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

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## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(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		
(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 services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.