

ALREADY LET!

Let prior to advertising. More Properties like this required.

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



PCM
£1,500 PCM

Dart Close, Worthing

- Available End of July
- Ground Floor WC
- 3 Good Size Bedrooms
- Off Road Parking
- Lounge & Conservatory
- Modern Kitchen
- Family Bathroom
- South Facing Garden

Robert Luff & Co are delighted to offer this lovely 3 bed semi detached home with ground floor wc, lounge dining room and conservatory. Upstairs there are 3 good sized bedrooms and a family bathroom. Other benefits include gas fired central heating, double glazing, south facing rear garden, drive and garage. The property is a must view and is now available for immediate occupation.



Accommodation

Double Glazed Front Door Info:

Entrance Hall

Tiled floor, radiator, door into lounge, door into:

Separate WC

Double glazed frosted window to side aspect, low level flush wc, radiator, wash hand basin, fully tiled walls.

Kitchen 11'7" x 6'0" (3.53 x 1.83)

Doubled glazed frosted door to side aspect, double glazed window to front, one and a half bowl sink unit with mixer tap and drainer, matching range of wall and base units, space for cooker, washing machine and fridge freezer, wall mounted boiler, tiled floor, radiator, tiled walls.

Lounge/Dining Room 17'4" x 14'0" (5.28 x 4.27)

Built in understairs cupboard, laminate flooring throughout, 2 radiators, TV point, telephone point, dado rail, coved and textured ceiling, double glazed sliding doors into:

Conservatory 13'4" x 8'5" (4.06 x 2.57)

UPVC double glazed window to 3 sides over looking the garden, radiator, laminate flooring, double glazed door out to garden.

First Floor Landing

Built in airing cupboard with shelving, further built in cupboard with shelving, loft hatch.

Bedroom One 11'6" x 10'9" (3.51 x 3.28)

Double glazed window to rear, laminate flooring, radiator, TV point, telephone point, built in mirrored wardrobes with hanging space and shelving.

Bedroom Two 10'9" x 8'2" (3.28 x 2.49)

Double glazed window to front, radiator, laminate flooring, TV point, coved and textured ceiling.

Bedroom Three 10'8" x 6'4" (3.25 x 1.93)

Double glazed window to rear, radiator, laminate flooring, coved and textured ceiling.

Bathroom

Double glazed frosted window to front, radiator, panel enclosed corner bath with shower over and curtain, pedestal wash hand basin, low level flush wc, built in vanity unit, part tiled walls, extractor fan.

Rear Garden

Patio area, steps down on to lawn with shrub borders, storage shed and gate providing side access.

Fees Apply:

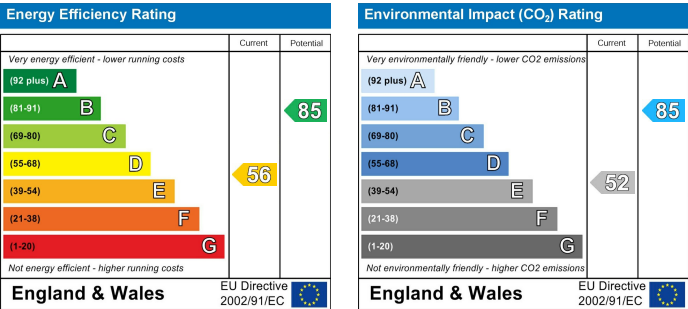
£300 + VAT - single applicant, £460 + VAT - Joint Applicant, £150 + VAT - Guarantor/Any Further Applicant. Note: All fees include referencing fees, check in & out, inventory costs.



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

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

www.robertluff.co.uk



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.