



Offers Over  
£400,000  
Freehold

## Ashwood Close, Worthing

- Semi-Detached Chalet Bungalow
- Two Reception Rooms
- Cul-De-Sac location
- Freehold
- Four Bedrooms
- Off Road Parking and Garage
- EPC Rating -C (69)
- Council Tax Band - C

Robert Luff and Co are delighted to offer to the market this semi-detached chalet bungalow situated in the heart of East Worthing close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, four bedrooms, wet room and family bathroom. Other benefits include a cul-de-sac location, garage, front and rear gardens.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall 19'4 x 6'5 (5.89m x 1.96m)

Double-glazed front door leading to entrance hall. Radiator with shelf over. Cupboard housing electric meters. Built in storage cupboard with slatted shelves. Cupboard with hanging space. Tile effect floor.

### Lounge 13'10 x 12'0 (4.22m x 3.66m)

Double-glazed window overlooking rear garden. Radiator. Staircase leading to first floor.

### Kitchen 12'0 x 8'8 (3.66m x 2.64m)

A wide range of matching wall and base units. Wood effect worktop incorporating one and half bowl sink unit with mixer tap and drainer. Space for gas cooker. Extractor fan. Space and plumbing for dishwasher and slimline dishwasher. Space for fridge/freezer. Shelved wall unit with LED lights. Fitted breakfast bar. Part tiled walls. Wall mounted boiler. Radiator. Tiled floor. Down lights. Dual aspect double-glazed windows. Double-glazed door to rear garden.

### Bedroom One 15'0 x 11'2 (4.57m x 3.40m)

Double-glazed window with south aspect. Fireplace with raised hearth and mantle. Radiator with display shelf.

### Bedroom Two/Dining Room 10'3 x 9'1 (3.12m x 2.77m)

Double-glazed window. Radiator.

### Wet Room 8'3 x 7'2 (2.51m x 2.18m)

Wet room shower with shower curtain and rail. Wash hand basin. Low level flush WC. Part tiled walls. Radiator. Electric shaver point. Extractor fan. Two frosted double-glazed windows.

### First Floor Landing

Stairs leading from lounge to first floor landing. Down lights.

### Bedroom Three 19'0 x 12'0 (5.79m x 3.66m)

South facing two velux windows. Radiator. Dimmer switch. Down lights. Eaves storage cupboards.

### Bedroom Four 9'0 x 8'9 (2.74m x 2.67m)

Velux window overlooking rear garden. Radiator. Dimmer switch. Down lights.

### Bathroom

Panel enclosed bath with mixer taps and shower attachment. Wash hand basin with mixer taps. Low level flush WC. Fully tiled walls and floor. Electric shaver point. Velux window.

### Outside

#### Rear Garden

Fence enclosed secluded courtyard garden, laid mainly to patio with flower and shrub borders. Outside light. Door to garage.

#### Front Garden

Paved front garden with flower and shrub border.

#### Private Drive

Off road parking for multiple vehicles. Side gate to rear garden.

#### Garage 18'10 x 9'3 (5.74m x 2.82m)

Electric up and over door. Window. Power and light. Door to rear garden.



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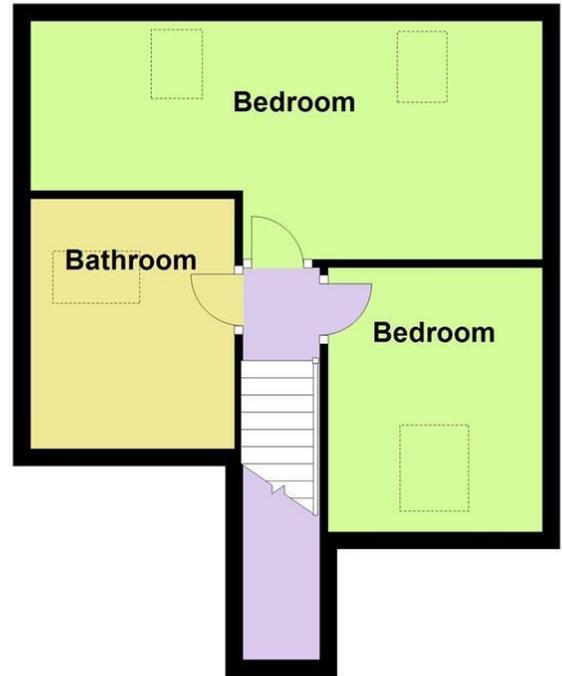
**Ground Floor**

Approx. 63.3 sq. metres (681.0 sq. feet)



**First Floor**

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 97.3 sq. metres (1046.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>		<b>69</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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