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Description

We are pleased to present to the market this two bedroom terraced house, situated in the sought after Findon area with local shops, restaurants, schools, the South Downs, bus routes, and easy access to both the A24 and A27 all nearby.

Accommodation offers a west facing living room, kitchen/diner, two double bedrooms and a family bathroom. Other benefits include gas fired central heating, double glazing and a private rear garden.

Key Features

- Terraced Home
- West Facing Living Room
- Double Glazing
- Private Rear Garden
- Two Double Bedrooms
- Kitchen/Diner
- Gas Fired Central Heating
- Council Tax Band C





uPVC frosted double glazed door to:

Hallway

Radiator and throughway to:

Living Room

4.38 x 3.26 (14'4" x 10'8")

Drift wood mantel piece with brick surround and tiled hearth, radiator, double glazed window with westerly aspect, under stairs storage cupboard and door to:

Kitchen/Diner

4.44 x 3.51 (14'6" x 11'6")

Range of lightwood fronted base and wall units, roll top working surfaces incorporating a black sink with mixer tap, space for gas cooker and extractor fan, space and plumbing for washing machine, further appliance space including fridge/freezer, larder cupboard with shelves, Baxi wall mounted boiler, tiled floor, downlighters, radiator, coving, double glazed window and door to rear garden.

Stairs to:

First Floor Landing

With loft hatch and airing cupboard.

Bedroom One

4.46 x 3.67 (14'7" x 12'0")

Radiator, two double glazed windows, dado rail and coving.

Bedroom Two

3.48 x 2.75 (11'5" x 9'0")

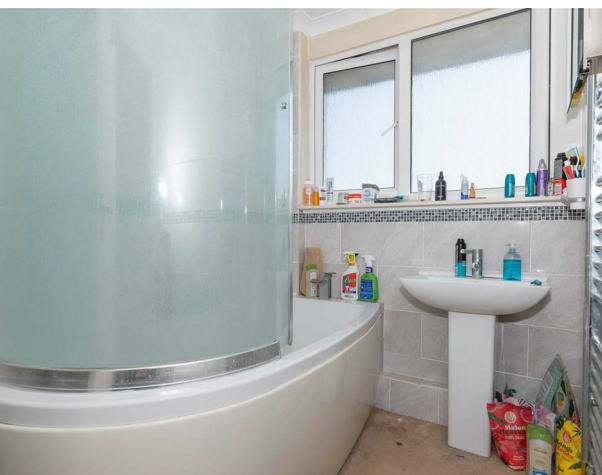
Double glazed windows, coving, downlighters, dimmer switch, cupboard with shelves and double glazed window with downland views and views of the rear garden.

Bathroom

Panel enclosed bath with mixer tap, fitted over bath Triton shower, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls and heated towel rail.

Rear Garden

Lawn areas, fence enclosed and brick built storage shed.



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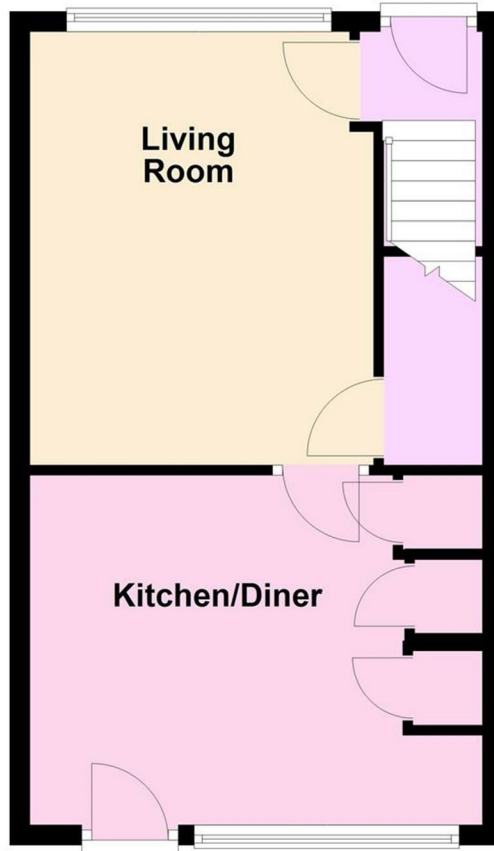
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Floor Plan Homewood

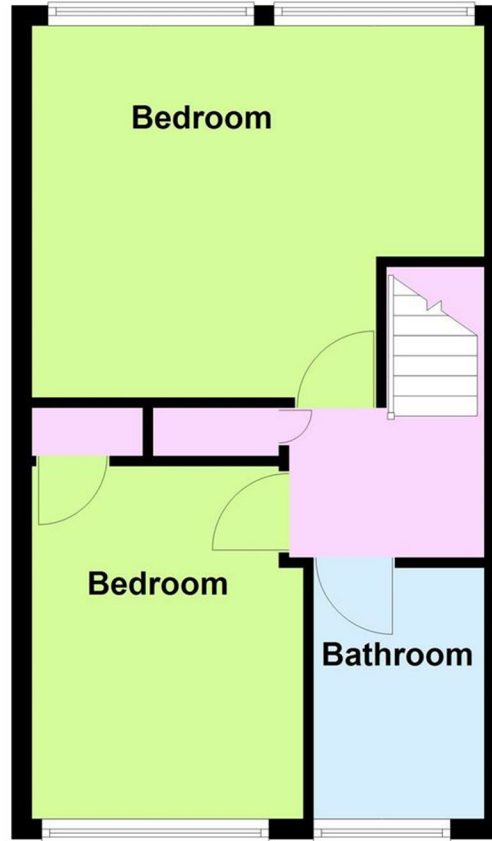
Ground Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			83
			68

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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