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## Description

Robert Luff & Co are delighted to offer this individually designed Gate House part of this new development, ideally situated just yards from the mainline station with town centre shops, restaurants, parks, bus routes, local schools and the beach all nearby.

Versatile accommodation offers entrance hall, lounge/dining room with feature glass sliding doors onto a private patio, opening through into a beautifully designed kitchen/breakfast room with feature skylight, two ground floor double bedrooms and a beautifully finished family bathroom. Upstairs on the first floor landing is a study area, two further double bedrooms, the master with a dressing room and en suite.

Other benefits include a long driveway providing off road parking with electric charge point, double glazing, gas fired central heating, no chain and a new 10 year NHBC new home warranty.



## Key Features

- Beautiful Gate House Property
- Master with Dressing Room & En Suite
- 10 Year NHBC New Home Warranty
- Yards from Mainline Station
- Private Driveway & Electric Charge Point
- Four Double Bedrooms
- Beautifully Designed Kitchen/Breakfast Room
- Private Patio
- Double Glazing & Gas Fired Central Heating
- No Chain



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Composite front door with double glazed frosted insert leading into:

#### **Entrance Hall**

Oak effect flooring throughout, stairs leading up to first floor landing, wall mounted designer vertical radiator, wall mounted digital thermostat, skimmed ceiling with spotlights, door leading to:

#### **Kitchen/Family/Living/Dining Space**

**8.30 (max) x 5.97 (max) (27'2" (max) x 19'7" (max))**

With a double glazed window to side, full height double glazed window to front, feature double glazed roof light, single stainless steel sink unit with chrome mixer tap and drainer inset to a marble effect work surface with matching matt wall and base units, built in eye level double oven, four ring hob with stainless steel extractor above, integrated appliances include fridge, freezer, washer/dryer and dishwasher, matching marble effect splashback, feature LED wrap around lighting, designer vertical radiator, space for lounge area, table and chairs, radiator, tv point, telephone point, feature double glazed sliding doors leading out onto the garden, built in under stairs storage cupboard and skimmed ceiling with spotlights.

#### **Ground Floor Bedroom Three** **4.96 x 2.70 (16'3" x 8'10")**

Two double glazed sash windows to front aspect, radiator, telephone point, space for wardrobes and skimmed ceiling.

#### **Ground Floor Bedroom Four** **3.03 x 2.51 (9'11" x 8'2")**

Double glazed sash window to front, radiator, built in double cupboard housing fuse box and combi boiler providing space for storage, and skimmed ceiling.

#### **Ground Floor Family Bathroom**

Double glazed frosted window to rear aspect, fully tiled floor, tiled enclosed panelled bath with designer chrome mixer tap, shower attachment and glass screen, wash hand basin inset to vanity unit with chrome matching mixer tap, low level flush WC, wall mounted lit vanity cupboard above, part tiled walls, skimmed ceiling with spotlights and extractor.

#### **First Floor Landing**

Double glazed Velux window to side aspect, recess study area ideal for desk, skimmed ceiling, door leading into:

#### **Bedroom One**

**5.56 x 4.96 (18'2" x 16'3")**

Double glazed window to side aspect and double glazed Velux

window to rear, radiator, tv point, telephone point, skimmed ceiling with spotlights, door leading into:

### **Dressing Area**

With space for wardrobes or hanging rails, built in eaves storage cupboard, skimmed ceiling with spotlights, door leading into:

### **En Suite Shower Room**

Marble effect tiled flooring throughout, walk in glass shower enclosure with floating head and further shower attachment, chrome wall mounted heated towel rail, low level flush WC with chrome push plate, wash hand basin inset to vanity unit below with a further mirrored vanity unit above, part tiled walls, skimmed ceiling with spotlights and extractor fan.

### **Bedroom Two**

**4.84 x 3.65 (15'10" x 11'11")**

Double glazed window to side aspect, further double glazed Venus window to side aspect, radiator, feature vaulted ceiling, space for wardrobes and skimmed ceiling with spotlights.

### **Private Garden**

Attractively enclosed with slate fencing, outside power and water tap, outside lighting and

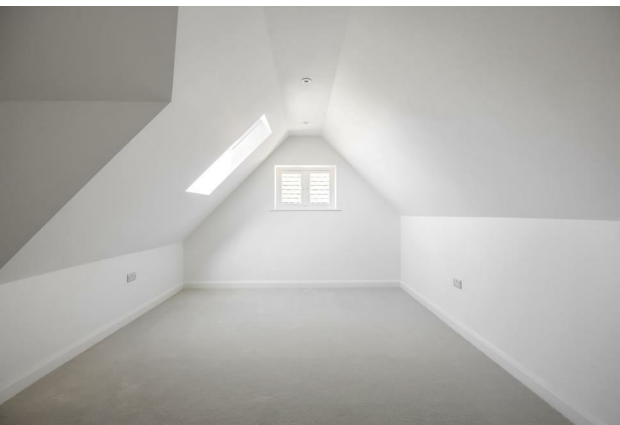
resin courtyard, an ideal space to entertain, flowing nicely from the living space with sliding doors creating that inside out feel and enjoying the sun for most of the day.

### **Private Driveway**

With electric charge point, resin laid drive providing ample off road parking







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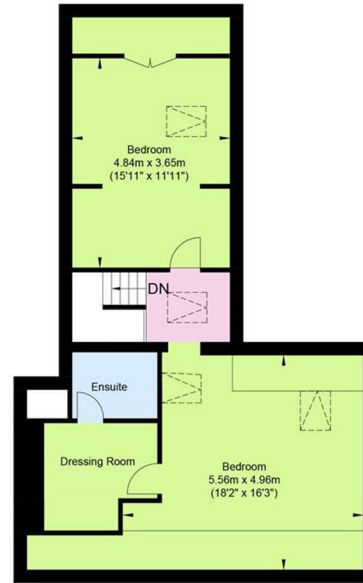
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## Floor Plan Northcourt Road

Northcourt Road



Ground Floor  
Approximate Floor Area  
851.53 sq ft  
(79.11 sq m)



First Floor  
Approximate Floor Area  
712.67 sq ft  
(66.21 sq m)

Approximate Gross Internal Area = 145.32 sq m / 1564.21 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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