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## Description

We are delighted to offer to the market this beautifully presented Willmore Phillips built family home ideally situated in this favoured Broadwater location with local shops, schools, parks, bus routes and the mainline station nearby.

Accommodation offers entrance hallway, a bay-fronted living room opening through into a dining room, a modern kitchen, three bedrooms, bathroom. Other benefits include off-road parking to the front and a large south westerly aspect rear garden.

## Key Features

- Bay-Fronted Family Home
- Willmore Phillips Built
- Southerly Aspect Garden
- Insulated Studio/Workshop
- Three Bedrooms
- Off-Road Parking
- Council Tax Band - C
- EPC Rating - D







Multi-lock front door with frosted stained glass inset to:

### Hallway

Hallway with radiator, coving and laid to solid oak wood floor, through to:

### Kitchen

**4.12 x 2.17 (13'6" x 7'1")**

Range of oak fronted shaker style kitchen units with tiled working surfaces and attractive Italian marble splash backs. A range-style Kenwood gas cooker with double oven and five burners with extractor fan over, integrated fridge/freezer, space and plumbing for washing machine, tiled working surfaces incorporating a stainless steel sink with a mixer tap, under cupboard lighting, integrated Bosch dishwasher, wall mounted condensing boiler, attractive solid oak wood flooring, cupboard enclosed electric consumer unit, double glazed window and double glazed door with cat flap to rear garden. Archway through to:

### Dining Room

**3.81 x 3.25 (12'5" x 10'7")**

Double opening French double glazed doors to rear garden, radiator, attractive solid oak wood flooring, attractive wooden fire surround with cast iron insert and tiled hearth with open grate,

decorative coving and double opening doors to:

### Lounge

**3.59 x 3.78 (11'9" x 12'4")**

With double glazed bay window, radiator, laid solid wood oak flooring, wall light points, dimmer switches, attractive fire surround with cast iron insert and tiled hearth, open fire with gas point, shelved recesses, built in TV plinth.

### First Floor Landing

Turn stairs to first floor with stripped wood balustrade, loft hatch with ladder to insulated and part boarded loft. Landing has useful storage cupboard with shelves.

### Bedroom One

**3.73 x 2.96 (into recess) (12'2" x 9'8" (into recess))**

Double glazed window with view of the rear of the garden, dimmer switch, radiator, attractive oak wood effect fronted wardrobes with shelves and hanging space.

### Bedroom Two

**3.83 (into bay) x 2.60 (12'6" (into bay) x 8'6")**

One wall fitted with mirror fronted wardrobes with hanging and shelving, radiator, double glazed bay window to front and coving.



### Bedroom Three

**2.19 x 2.04 (7'2" x 6'8")**

With radiator, double glazed window and coving. Three quarter length of the wall oak shaker style bookshelf units.

### Bathroom

Panel enclosed bath with contemporary style waterfall mixer tap, bath with handles, low flush WC, basin with mixer tap, fitted shower corner cubicle with fitted shower, heated towel rail, double glazed window and tiled splash backs, shaving mirror, shaving light and shaver point, wall mounted downlighters and coving.

### Rear Garden

**29.87 (97'11")**

South westerly facing rear garden, spacious decking area leading to a path and large lawn area, flower bed areas with mature shrubs including cherry tree, cooking apple tree, outside tap, fenced enclosed.

### Studio Workshop

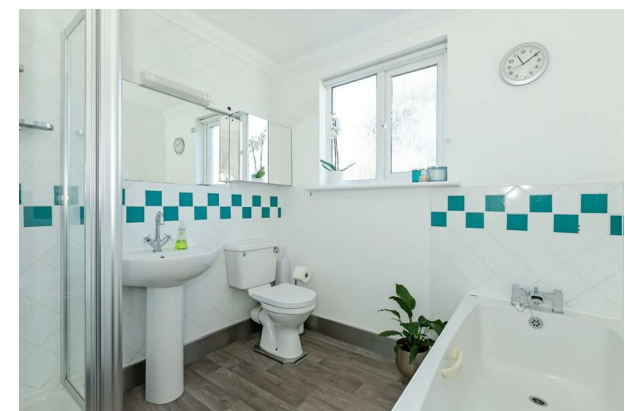
**6.40 x 1.89 (20'11" x 6'2" )**

Well insulated timber built structure with double glazed windows with power and light.

### Front Garden

Attractive front garden with gravel areas, attractive circular rose bed, herringbone laid car

hard standing area which provides off-road parking for multiple vehicles.

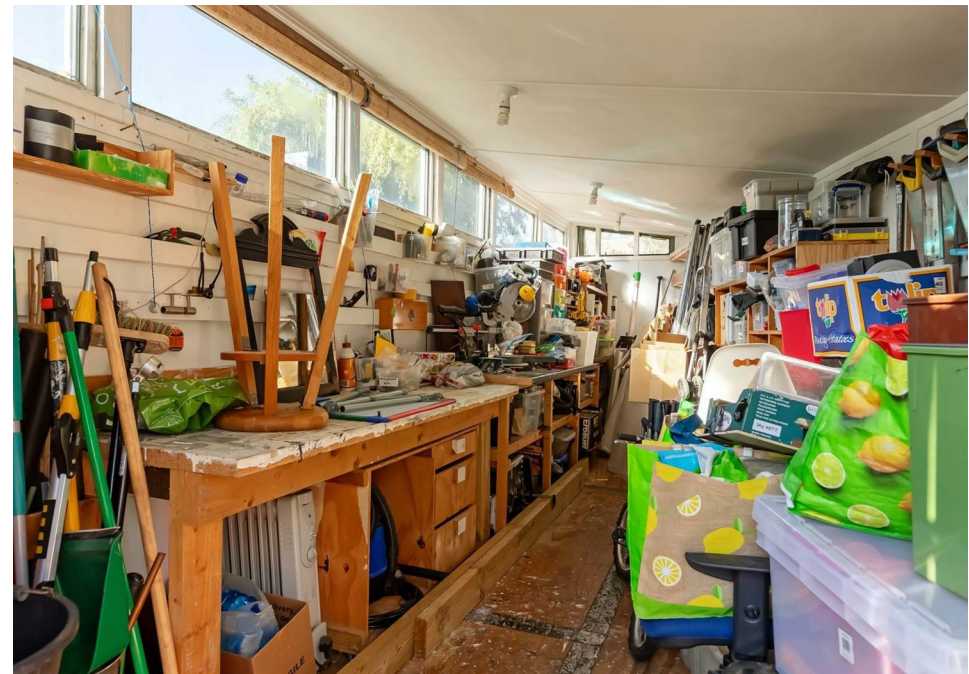


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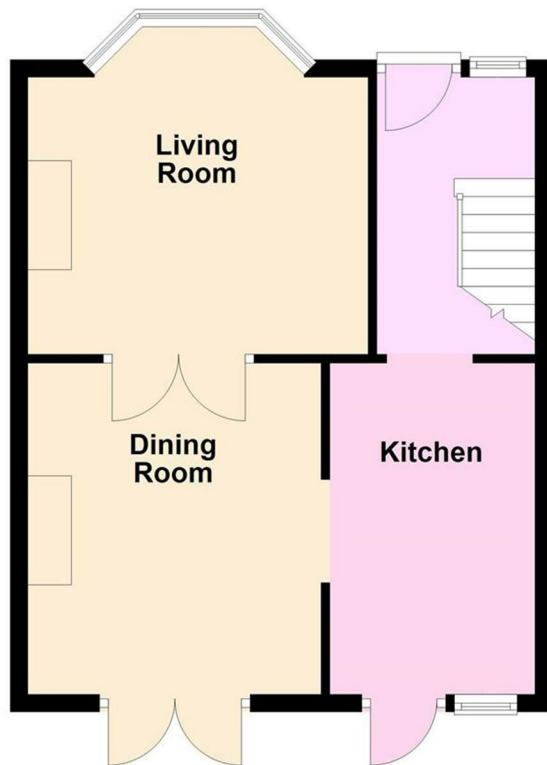
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## Floor Plan Congreve Road

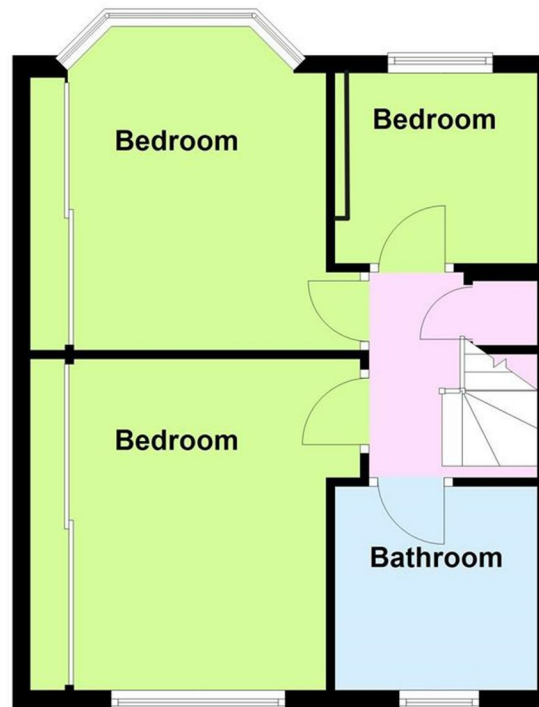
### Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



### First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 sq. feet)



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