



Price  
£264,000  
Freehold

## Geranium Drive, Worthing

- Semi-Detached House
- Two Double Bedrooms
- Lounge/Diner
- Downstairs WC
- Modernised Throughout
- Off Road Parking
- Southerly Aspect Rear Garden
- EPC Rating - B
- Council Tax Band - C
- Freehold

This is a fantastic opportunity to purchase this property at 80% of the market value

\*\*This is not a shared ownership property this is a local home ownership discount scheme\*\*

Robert Luff & Co are delighted to offer to the market this beautifully presented two bedroom semi-detached house situated in this desirable location close to local super markets, amenities, schools, David Lloyd gym and easy access to both the A27 and A24. Accommodation offers kitchen, lounge/diner and downstairs WC. Upstairs has two double bedrooms and a family bathroom. Other benefits include a Southerly aspect rear garden and off road parking for two cars.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

### Front Door

Frosted double glazed composite front door opening into:

### Entrance Hall

Radiator. Laid wood effect flooring. Wall mounted electric consumer unit. Fitted push open under stair storage cupboard with shelves and built in shoe wrack. Wall mounted boiler control unit. Further under stair storage cupboard with hanging rail.

### Down Stairs Cloak Room

Concealed system WC. High gloss tiled floor. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan. Frosted double glazed window.

### Lounge

Laid wood effect flooring. Two radiators. Double glazed window with Southerly aspect. Double glazed window to rear garden.

### Kitchen

A wide range of high gloss grey fronted base and wall units with roll top work surface incorporating stainless steel sink with mixer tap. Electric oven. Four ring hob with extractor fan over. Integrated fridge/freezer. Integrated washing machine. Cupboard enclosed boiler. Down lights. Double glazed window.

### Stairs

Up to:

### First Floor Landing

Cupboard with slatted shelves. Loft hatch.

### Bedroom One

Two radiators. Three double wardrobes fitted with hanging space, drawers and shelving. Wall mounted boiler timing controls. Two double glazed South facing windows.

### Bedroom Two

Radiator. Two double glazed windows.

### Bathroom

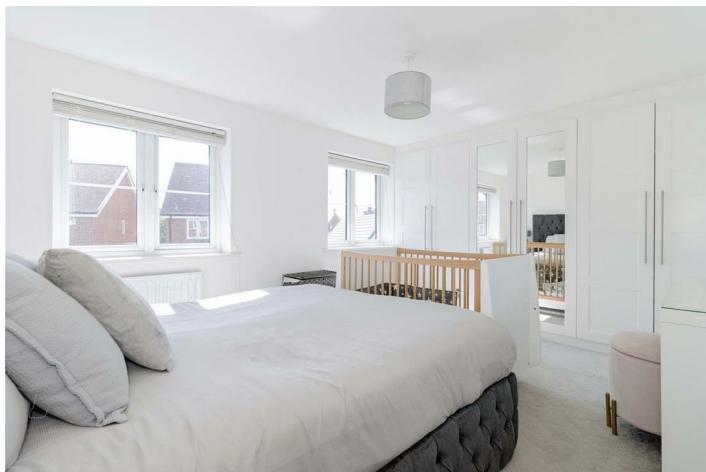
Panel enclosed bath with centralised mixer tap and fitted over bath shower. Wash hand basin with mixer tap. Concealed system low flush WC. Contemporary tiling. Heated towel rail. Extractor fan. Shaver point. Frosted double glazed window.

### Rear Garden

Fence enclosed. Laid lawn area. Patio area. Timber built shed. Outside tap. Side garden area with side gate to front.

### Front Garden

Flower bed area. Gate to rear. Off road parking for two cars.



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

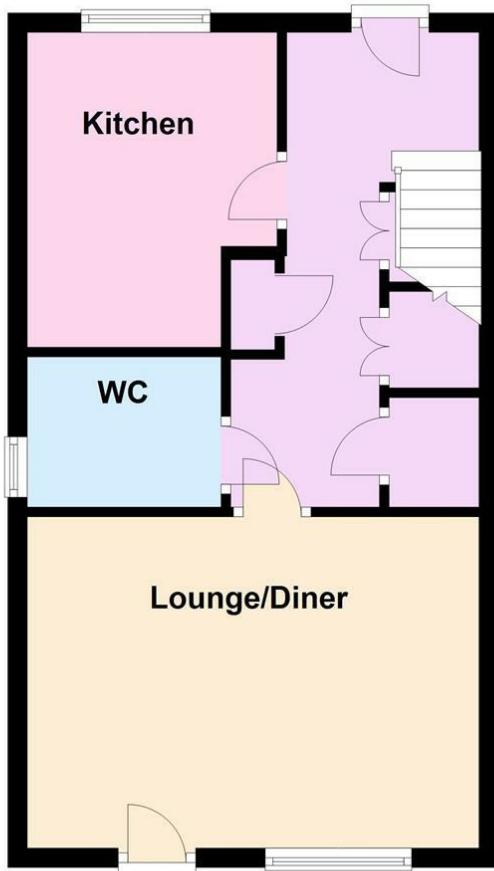
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# Floorplan

## Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



## First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.6 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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