



Price
£265,000
Freehold

Manitoba Way, Worthing

- Semi-Detached Bungalow • *** CHAIN FREE ***
- Two Bedrooms
- Shower Room
- South Facing Rear Garden
- Garage
- Off Road Parking
- EPC Rating - D
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this well presented two bedroom semi-detached bungalow situated in this ideal location with local shops, amenities, parks, schools, David Lloyd gym, bus routes and easy access to both the A24 and A27. Accommodation offers entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom. Other benefits include a South facing garden, off road parking, a garage and being sold CHAIN FREE!

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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Accommodation

Front Door

Opening into:

Entrance Hall

Radiator. Storage cupboard housing boiler and shelving. Loft space.

Lounge/Dining Room 15'9" x 10'2" (4.82 x 3.12)

Thermostatic control. Radiator. Double glazed window.

Kitchen

A range of base and wall units including drawers. Work surface incorporating basin with drainer. Tiled splash back. Space for fridge/freezer. Space and plumbing for washing machine. Space for oven. Overhead extractor fan. Double glazed window.

Bathroom 6'2" x 5'0" (1.89 x 1.53)

Shower cubicle with electric wall mounted Triton shower. Basin set in vanity unit. WC. Part tiled. Radiator. Double glazed window.

Bedroom One 13'4" x 8'8" (4.07 x 2.66)

Fitted wardrobes with drawers, hanging space and shelving. Radiator. Double glazed window.

Bedroom Two 9'3" x 8'0" max (2.83 x 2.46 max)

Radiator. Double glazed door to rear garden.

Rear Garden

South facing. Lawn area. Patio area. Mature plants and flowers.

Front Garden

Lawn area. Off road parking. A range of bushes and plants.

Garage

Up and over door.

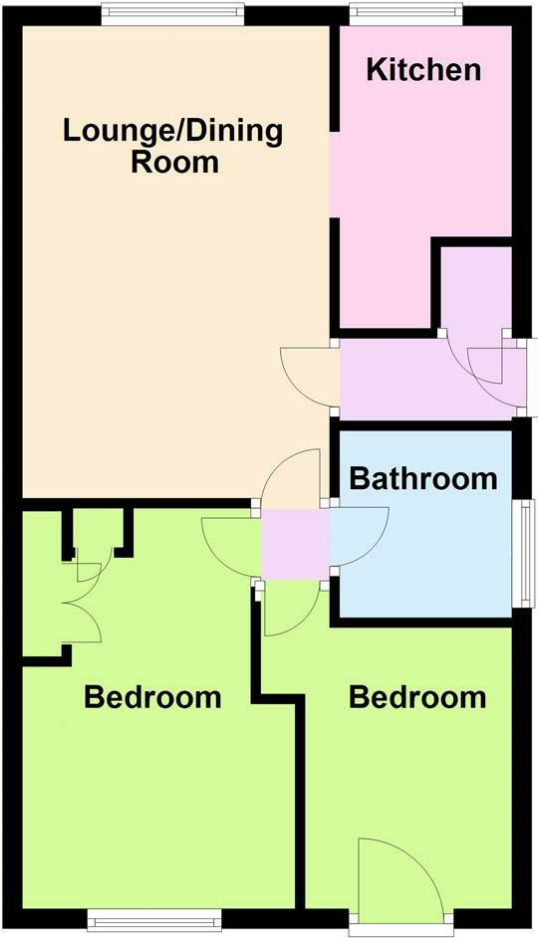


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Floor Plan



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 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.