



Guide Price
£850,000
Freehold

Poulters Lane, Worthing

- Detached Mock Tudor Family Home
- Five Bedrooms
- South Facing Garden With Log Cabin
- Conservatory & Utility Room
- Modern Kitchen
- Shower Room & Two En-suites
- EPC Energy Rating - D (65)
- Driveway and Garage

Robert Luff & Co are delighted to offer to market this detached Mock Tudor family home ideally situated in this highly sought after Offington Park location close to local shops, parks, schools, bus routes, the mainline station and with easy access to both the A24 and the A27 nearby. Accommodation offers feature entrance porch and hall, living room, dining room, modern kitchen, downstairs W.C, conservatory and utility room. On the first floor there are four bedrooms including a master with en-suite, separate dressing room and a shower room. On the second floor there is an additional bedroom with en-suite. Other benefits include an enclosed South facing garden with spacious log cabin, a garage and a large driveway with space for multiple vehicles.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

Door to front, leaded light windows to front and side

Entrance Hall

Door to porch, double glazed leaded light window to front, oak flooring, radiator, telephone point, alarm system, under stairs storage cupboard

Downstairs W.C

Double glazed frosted leaded light window to front, wooden shutters, heated towel rail, partially tiled walls, wall mounted wash hand basin, Villeroy and Boch dual button W.C, space for coats

Living Room 22'4" x 11'6" (6.82 x 3.53)

Working gas fireplace, 2 radiators, air conditioning unit, double glazed windows to side and rear, double glazed french doors to conservatory, oak flooring, television point

Dining Room 23'0" x 14'9" max (7.03 x 4.51 max)

Double glazed window to rear, double glazed french doors to garden, 2 radiators, oak flooring

Kitchen 15'4" x 10'0" (4.68 x 3.07)

Modern fitted kitchen with range of wall and base units, glass splashback, integrated large capacity Miele oven, integrated Miele warming drawer, integrated Miele induction hob, Miele cooker hood, integrated Miele microwave, one and half bowl sink / drainer with waste disposal, double glazed leaded light window to front, plumbing for dishwasher, space for american style fridge freezer, breakfast bar, Iroko hardwood worktop

Conservatory 13'8" x 9'1" (4.18 x 2.77)

Utility Room 8'1" x 5'9" (2.48 x 1.76)

Double glazed window to side, sink / drainer, plumbing for washing machine, space for under counter freezer, wall mounted boiler, radiator, wall and base units, space for tumble dryer, water softener

First Floor Landing

Two double glazed leaded light windows to front, radiator, stairs up to second floor, airing cupboard housing megaflo water tank

Bedroom Five 10'1" x 6'3" (3.09 x 1.92)

Double glazed leaded light window to front with window shutter, radiator

Bedroom Four 11'6" x 9'4" (3.51 x 2.87)

Double glazed window to side, radiator

Bedroom Three 14'11" x 12'4" into bay (4.55 x 3.78 into bay)

Double glazed bay window to rear, radiator, oak flooring

Master Bedroom 19'9" x 15'5" into bay (6.04 x 4.70 into bay)

Double glazed window to rear and further window to rear, two radiators, air conditioning unit, oak flooring, en suite

En suite 11'9" x 8'1" (3.60 x 2.48)

Double glazed skylight, double wash hand basin set into floating vanity unit, panel enclosed jet bath, Pharo shower with body jets, heated towel rail, tiled walls and flooring, electric under floor heating, extractor fan, Villeroy and Boch dual button W.C, wall mounted Villeroy and Boch floating cupboards

Dressing Room 8'2" x 8'2" (2.49 x 2.49)

Double glazed leaded light window to front with shutters, radiator

Shower Room 10'5" x 10'0" (3.19 x 3.06)

Villeroy and Boch shower cubicle, heated towel rail, tiled walls and flooring, wash hand basin set into floating vanity unit, Villeroy and Boch dual button W.C, Villeroy and Boch vanity mirror

Second Floor Landing

Double glazed skylight to side, Eave storage

Bedroom Two 19'2" max x 16'11" (5.86 max x 5.17)

Double glazed skylight to front, side and rear, built in cupboard space, radiator, air conditioning unit, en suite



En Suite

Double glazed window to rear, tiled flooring and walls, extractor fan, heated towel rail, dual button W.C, shaver point, wall mounted wash hand basin, panel enclosed bath

South Facing Garden

Patio area, lid to gravel, fence enclosed with flower beds to either side, lawn area to rear, gated side access, storage shed, pond, log cabin

Log Cabin 21'3" x 19'8" (6.50 x 6.00)

Power and lighting, alarm system, paf laser cut flooring

Driveway

Large driveway with space for multiple vehicles

Garage

Electric insulated roller garage door, power and lighting, plastered walls, door to utility room, epoxy flooring



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

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



Floorplan



Total area: approx. 253.5 sq. metres (2728.9 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	
		65	78

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.