



Selden Lane, Worthing



£1,600

- 3 Bedroom Semi Detached House
- Off Street Parking
- Garage
- Modern Fitted Kitchen
- Family Bathroom
- En-suite Shower Room
- West Facing Rear Garden
- Gas Central Heating
- EPC Rating - D 63
- Council Tax Band - D

Robert Luff & Co are delighted to offer to the market this beautifully presented 3 bedroom, 2 bathroom family home just minutes from Worthing town centre, Worthing hospital and the sea front. Benefits of the property include modern fitted kitchen, oak flooring throughout downstairs, 3 double bedrooms, family bathroom, en-suite shower room off the master bedroom, off street parking and garage.

AVAILABLE NOW

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

Front Hall

Entrance Hall with solid oak flooring, under stairs storage, utility cupboard.

Front Room 13'8" x 12'8" (4.17 x 3.86)

Spacious living room that has been re-decorated throughout, solid oak flooring, front aspect double glazed window, TV and phone point, radiator, 3 double sockets archway leading into conservatory.

Conservatory 14'2" x 8'6" (4.32 x 2.59)

West Facing conservatory with double doors leading out into garden, 3 double plug sockets, solid oak flooring.

Kitchen 12'9" x 7'0" (3.89 x 2.13)

Modern fitted kitchen with integrated 4 ring gas hob, electric oven with stainless steel extractor hood, integrated dishwasher, free standing fridge freezer, stainless steel sink with drainer and mixer tap, black matte work tops with white gloss floor to ceiling units, mosaic tiled splash back and gloss tiled flooring.

Family Bathroom 8'4" x 7'0" (2.54 x 2.13)

Modern bathroom with white bathroom suit, beige tiled splash back, fitted mirror, black tiled floor, frosted double glazed window with fitted blinds and heated towel rail.

Third Bedroom 12'6" x 7'11" (3.81 x 2.41)

Double bedroom with 2 double built in wardrobes with over head storage, laminate flooring, 2 double sockets, double glazed window with fitted blinds and radiator.

Second Bedroom 13'0" x 8'5" (3.96 x 2.57)

Double Bedroom with TV and phone point, laminate flooring, double glazed window with fitted blind and radiator.

Master Bedroom 13'8" x 9'11" (4.17 x 3.02)

Large double bedroom with built in wood effect wardrobes, and drawer unit, TV and phone point 2 double bedrooms with fitted blinds, leading into en-suite.

En-suite Shower Room

Modern fitted shower room with black tiled floor with beige splash back, white sink and WC.

Rear Garden

Decked West facing garden with a turfed section.

Off Street Parking

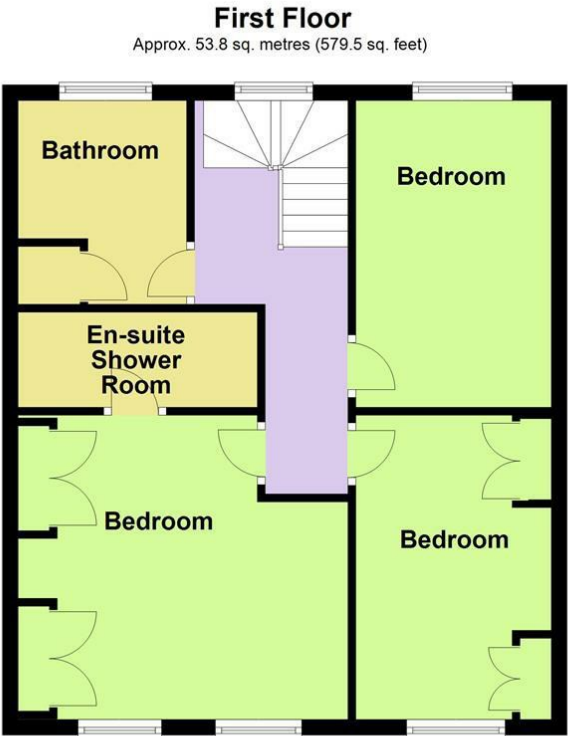
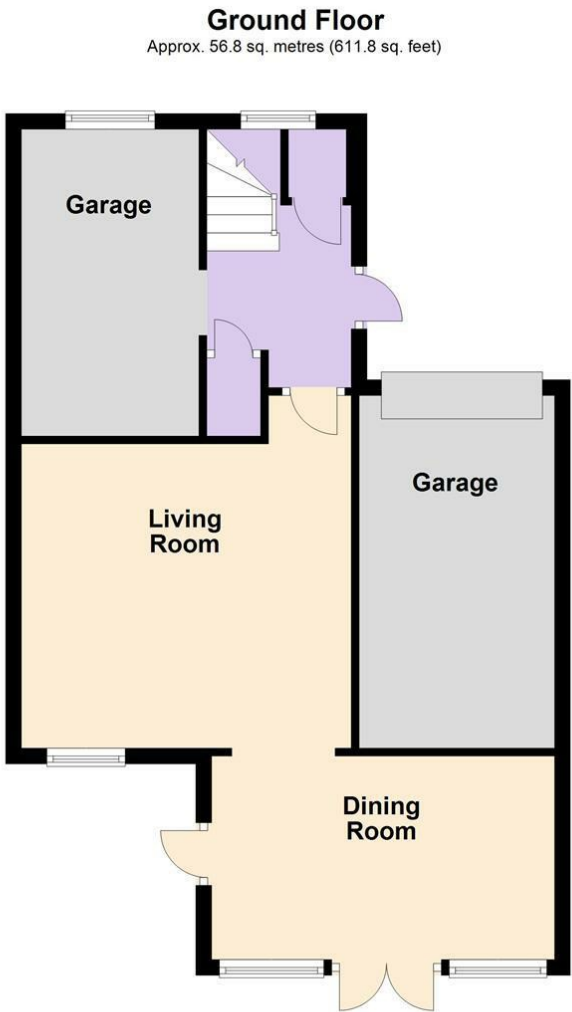
Garage



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Total area: approx. 110.7 sq. metres (1191.3 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	
63	75
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	
56	69
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.