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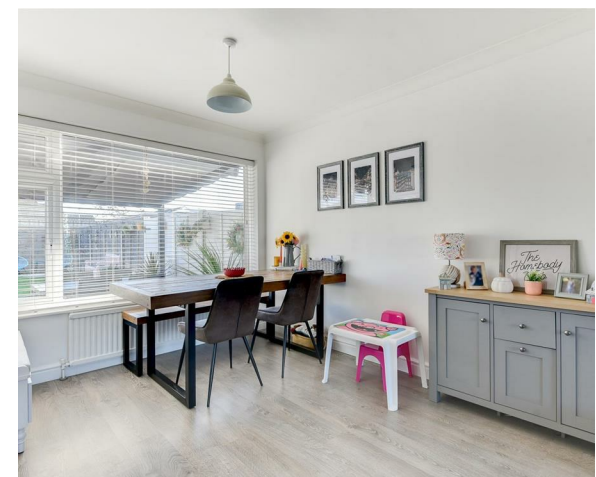
## Description

Robert Luff & Co are delighted to present this modern and spacious three bedroom family home located in the popular Salvington district close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers three good sized bedrooms, a through lounge/diner, modern fitted kitchen with door leading to south facing garden. The property also benefits from a garage to the rear with off road parking.



## Key Features

- Mid-Terrace Family Home
- South Facing Garden
- Popular Salvington Location
- Council Tax Band -
- Three Bedrooms
- Garage & Off Road Parking
- Modern Fitted Kitchen
- EPC -



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### Entrance

Composite frosted double glazed front door into the hallway:

### Hallway

Radiator, downlighters, central heating control unit, wood effect laid flooring and door leading to the lounge dining room.

### Lounge/Dining Room

**7.69 x 4.08 (25'2" x 13'4")**

Understair storage cupboard, double glazed window to front, two radiators, wooden fire surround with grill flamed gas fire, coving, double glaze window with view to rear garden and attractive laid wood effect flooring. Space for dining table and door to a modern kitchen.

### Kitchen

**2.13 x 2.59 (6'11" x 8'5")**

Modern kitchen with a range of contemporary style base and wall units, rolltop working surfaces incorporating a stainless steel sink with a mixer flexi tap, double oven and four ring gas hob with extractor fan over, space and plumbing for washing machine, integrated undercounter fridge freezer, an integrated dishwasher, tiled flooring, coving, downlighters, double glazed window and double glazed door leading to the garden.

### Landing

Stairs to first floor landing with loft hatch, downlighters and coving.

### Bedroom One

**4.26 x 3.19 (13'11" x 10'5")**

Radiator, double glazed window with distant downland views, recess area with hanging rail and shelving.

### Bedroom Two

**2.68 x 2.54 (8'9" x 8'3")**

Double glazed window with view of rear garden, radiator, coving and a wardrobe with hanging space.

### Bedroom Three

**3.19 x 1.78 (10'5" x 5'10")**

Double glazed window with distant downland views, radiator and a wardrobe with hanging shelving space.

### Bathroom

Spacious bathroom with P shaped panel enclosed bath with centralised mixer tap, fitted overbath shower, curved glass screen, basin with mixer tap set in vanity unit, low flush WC, heated towel rail, tiled walls and two double glazed frosted windows.

### Garage

**5.40 x 2.53 (17'8" x 8'3")**

Garage with up and over door, power and lighting. Also has a door for rear access.



### Rear Garden

Fence enclosed south facing garden with attractive decking area, outside tap, retractable pergola, lawn area and a side gate.

### Parking

Allocated off road parking in front of garage. This can be accessed via the rear passage or off Twyford Rd



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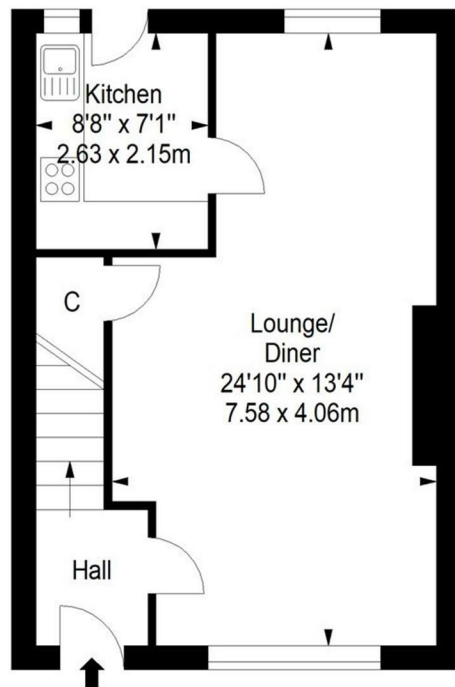
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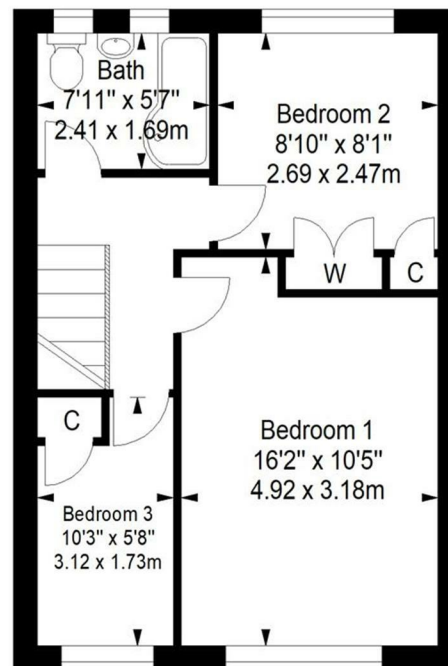


## Floor Plan Greenland Road

Ground Floor



First Floor



Approximate gross internal floor area 76.5 sq m/ 823.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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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