

Robert  
Luff & Co

Geranium Drive, Worthing

Freehold - Offers In Excess Of £625,000



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## Description

We are delighted to offer to the market this beautifully presented detached family home ideally situated in this favoured West Durrington location nestled at the edge of the estate in this quiet cul-de-sac with no passing traffic, with local schools, shops, parks, bus routes and easy access to both the A27 and A24 nearby.

Versatile accommodation offers entrance hall, ground floor WC, bay fronted living room, ground floor office and a stunning open plan kitchen/family dining space with separate utility room benefitting bi-fold doors leading out onto the garden. Upstairs are five double bedrooms, master with en suite, second bedroom with en suite and a further family bathroom. Other benefits include ample off road parking for four cars, double garage, a landscaped enclosed west facing rear garden and chain free.



## Key Features

- Detached Family Home
- Two En Suite Shower Rooms
- Separate Utility Room
- West Facing Rear Garden
- Chain Free
- Five Double Bedrooms
- Open Plan Kitchen/Family Dining Space
- Double Glazed Throughout
- Ample Off Road Parking & Double Garage
- Council Tax Band F



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Part glazed composite door leading into:

#### Entrance Hall

Porcelain tiled floor throughout, radiator, stairs leading to first floor landing, built in under stairs storage cupboard housing meters and internet hub, skimmed ceiling and door into:

#### Living Room

**4.57 x 4.34 (14'11" x 14'2")**

Double glazed part leded light bay window to front, two radiators, wall mounted tv point and skimmed ceiling.

#### Ground Floor WC

Double glazed frosted window to side aspect, low flush WC with chrome push plate, pedestal wash hand basin with matching chrome mixer tap, tiled splashback, radiator, tiled floor and skimmed ceiling.

Door leading through into:

#### Open Plan Kitchen/Family Dining Space

**9.40 x 3.67 (30'10" x 12'0")**

Double glazed leded light window overlooking the rear garden, one and a half stainless steel sink unit with chrome adjustable mixer tap and drainer inset to a granite effect roll top work surface with matching range of high gloss wall and base units, eye level Bosch oven and grill, five ring Siemens gas hob with Bosch stainless steel extractor hood above, integrated Bosch fridge/freezer, integrated Bosch dishwasher, pull out larder style drawers, porcelain tiled flooring throughout with space for formal dining room table and chairs.

#### Living Space

With wall mounted tv bracket, decorative vertical radiator, all opening out through some stunning bi-folding doors leading out onto the patio facing west, skimmed ceiling and door leading into:

#### Utility Room

**2.3 x 1.66 (7'6" x 5'5")**

Single stainless steel sink unit with mixer taps and drainer inset to a matching roll top work surface and matching range of high gloss wall and base units, Potterton cupboard enclosed wall mounted boiler, radiator, integrated Bosch washing machine, further built in cupboard housing Megaflo tank and fuse board providing storage, skimmed ceiling with extractor and spotlights.

#### Office/Ground Floor Bedroom Six

**3.0 x 2.35 (9'10" x 7'8")**

Double glazed part leded light window overlooking the front, radiator, tv point, decorative wood panelled walls and skimmed ceiling.

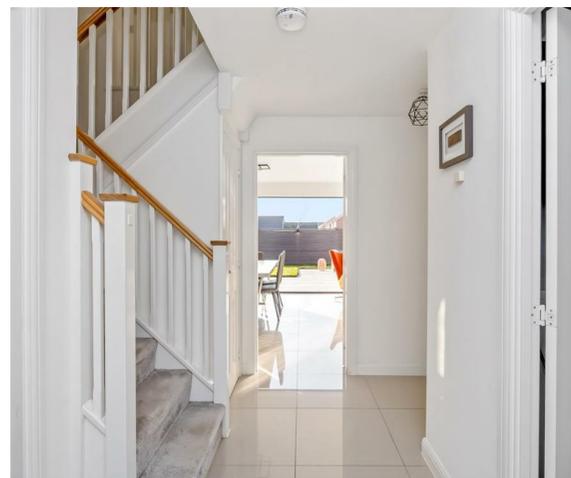
#### First Floor Landing

Radiator, loft hatch to loft being boarded and insulated, door leading into:

#### Bedroom One

**6.12 x 3.90 (20'0" x 12'9")**

Double glazed window to front, further double glazed leded light window overlooking the front with a good open view, tv point with wall mounted tv, fitted mirror fronted wardrobes with hanging space and shelving, two radiators, space for further furniture, skimmed ceiling. Door leading into:



### En Suite Shower Room

Double glazed frosted window to side aspect, tiled floor, walk-in glass enclosed shower with mains shower and chrome attachment, low level flush WC with chrome push plate, wall mounted wash hand basin with matching chrome mixer tap, wall mounted heated chrome towel rail, part tiled walls and mirror fronted vanity unit, shaver point, extractor fan and skimmed ceiling.

### Bedroom Two

**3.78 x 3.78 (12'4" x 12'4")**

Double glazed window to rear overlooking the garden, radiator, space for wardrobes, tv point, skimmed ceiling, door into:

### Ensuite Shower Room

Tiled floor, walk-in glass shower enclosure with mains chrome shower, low level flush WC with chrome push plate, wall mounted wash hand basin with matching chrome mixer tap, heated chrome wall mounted towel rail, part tiled walls, extractor fan, skimmed ceiling with spotlights.

### Bedroom Three

**3.06 x 2.66 (10'0" x 8'8")**

Double glazed leaded light window to rear enjoying views over the garden, radiator, tv point, telephone point, space for wardrobes and skimmed ceiling.

### Bedroom Four

**3.01 x 2.69 (9'10" x 8'9")**

Double glazed leaded light window to rear, radiator, space for wardrobes and skimmed ceiling.

### Bedroom Five

**3.53 x 3.21 (11'6" x 10'6")**

Double glazed leaded light window to front aspect, radiator, space for wardrobes, skimmed ceiling. Currently used as a dressing room.

### Family Bathroom

Double glazed frosted window to side aspect, panel enclosed bath with central chrome mixer tap, fitted chrome shower and glass screen, low level flush WC with chrome push plate, wall mounted wash hand basin with matching chrome mixer tap. wall mounted heated chrome towel rail, part tiled walls, extractor fan, skimmed ceiling and spotlights.

### Rear Garden

West facing, fully enclosed with decorative fencing, attractive patio area coming off of the kitchen/family space through the bi-folds providing that inside/outside feel and the ideal space to entertain, being mainly laid to lawn with outside lighting, power point, external door leading to garage and gate providing side access.

### Front Garden

Mainly laid to lawn with attractive flower and shrub borders.

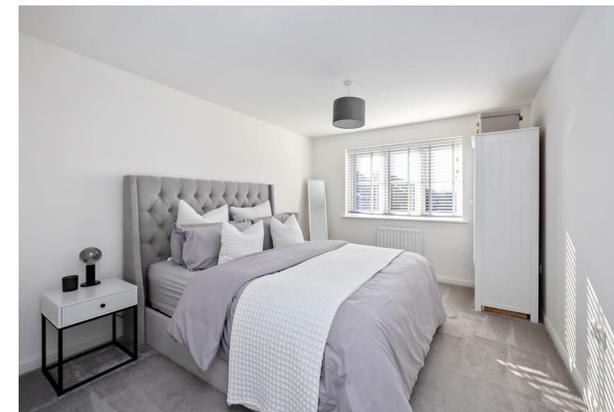
### Driveway

Double width driveway, block paved providing off road parking for several vehicles leading to the double garage.

### Double Garage

**6.12 x 6.03 (20'0" x 19'9")**

Two up and over doors providing access, power and light and further eave storage space.

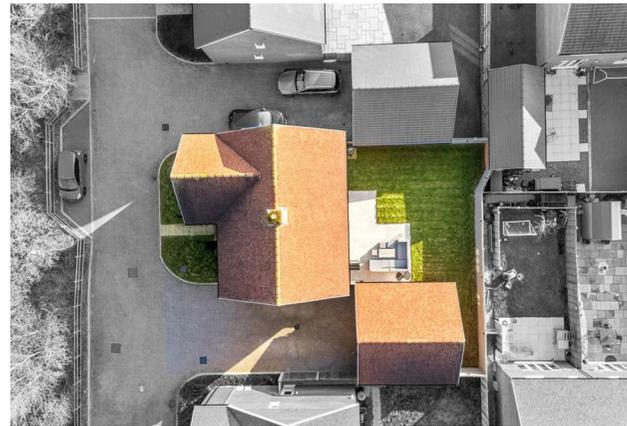




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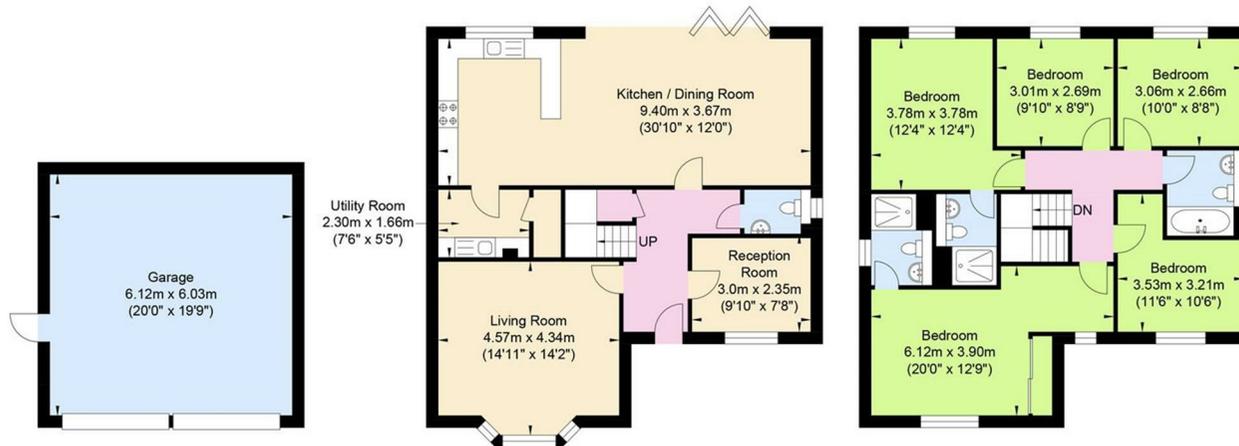
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# Floor Plan Geranium Drive

## Geranium Drive



Garage  
Approximate Floor Area  
397.18 sq ft  
(36.90 sq m)

Ground Floor  
Approximate Floor Area  
854.54 sq ft  
(79.39 sq m)

First Floor  
Approximate Floor Area  
844.42 sq ft  
(78.45 sq m)



Approximate Gross Internal (Excluding Garage) Area = 157.84 sq m / 1698.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 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		
	86	93			
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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