



4



2



3



B



Description

GUIDE PRICE £950,000 - £1,000,000

We are delighted to offer this beautifully presented, newly built, four/five bedroom detached family home situated in this sought-after First Avenue location. In close proximity there are parks, schools, shops and easy access to both the A27 and A24. The property is situated on an excellent-sized plot with a large Westerly facing rear garden.

Internally, the property offers ideal family living accommodation, with a spacious kitchen/diner and a living room, both of which feature large bi-folding doors opening onto the westerly facing rear garden, along with four large bedrooms, two luxury en-suite shower rooms, and a family bathroom, all featuring high-quality Villeroy & Boch fixtures and fittings. Other benefits include a downstairs WC, utility room, wireless network throughout, hot water and heating via a 3 phase Daikin air source heat pump, garage, a multi-car driveway and the remainder of a 10 year new home warranty.



Key Features

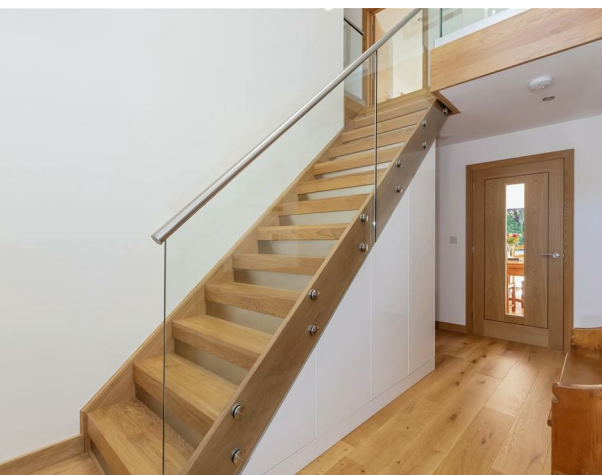
- Newly Built Detached Family Home
- Stunning Kitchen/Family Room
- Large Westerly Facing Rear Garden
- EPC Rating B
- Downstairs WC
- Four/Five Double Bedrooms
- Two Luxury En Suites
- Integral Garage & Multi-Car Driveway
- Underfloor Heating
- Council Tax Band G



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Composite front door with frosted side panel, leading into:

Grand Entrance Hall

Beautiful engineered oak flooring throughout the ground floor with underfloor heating throughout, double glazed frosted window to front, a stunning oak and glass finished staircase leading up to a galleried landing, bespoke built-in under stairs storage cupboards with high gloss finished units, wall mounted heating control, smoke alarm, skimmed ceiling and door leading into:

Ground Floor WC

Beautifully finished tiled WC with underfloor heating, floating Villeroy & Boch WC with Roca chrome push plate feature, Villeroy & Boch wash hand basin inset to vanity unit with drawer space below, and spotlights.

Solid double oak doors lead through into:

Lounge/Dining Room

7.90 x 4.03 (25'11" x 13'2")

With double glazed frosted tilt full length feature window to side aspect, a continuation of the beautiful oak flooring throughout with the underfloor heating, a further tilt frosted double glazed full length window to side aspect, tv point, telephone point, beautifully fitted bi-fold doors opening and overlooking the rear garden, two openings flowing through into the dining area and skimmed ceiling with spotlights.

Kitchen/Family Dining Room

5.71 x 5.38 (18'8" x 17'7")

Continuation of the oak flooring throughout with underfloor heating, double glazed window to rear overlooking the garden, another double glazed full length frosted tilt window to side aspect, single BLANCO sink unit with a Quooker mixer tap and boiling feature inset to a

beautiful quartz worktop with a range of high gloss, matt and oak effect wall and base units, built in eye level Siemens oven and microwave combi, integrated feature stainless steel Fisher and Paykel American style fridge/freezer, integrated dishwasher, pull out corner unit, four ring Falmec induction hob with built in extractor, polished steel pop up plug sockets, push open overhead units with electric push button close feature, pull out larder cupboard, extended breakfast bar with space for four stools, space for formal dining room table and chairs, another beautiful set of double glazed bi-folding doors opening up and leading out onto the garden, spotlights, and oak door leading into:

Utility Room

Glazed frosted window to side aspect, composite door leading out to side access, single BLANCO stainless steel unit inset to roll top top work surfaces with chrome mixer tap, matching range of high gloss wall and base units with built-in Siemens washing machine and Siemens tumble dryer, smoke alarm, spotlights, fully tiled floor and door leading out into garage.

Integral Garage

With electric up and over door, electric car charging point, cupboard enclosed electrics, media station and heat source pump, power and light.

Bedroom Five/Study

3.66 x 2.25 (12'0" x 7'4")

Double glazed bay window to front aspect with built on blinds, oak flooring throughout with underfloor heating, tv point, space for study area, wall mounted thermostat and spotlights.

Galleried Landing

Beautiful oak floor throughout with a glass galleried landing overlooking the entrance, double glazed window to front, spotlights, door leading into:

Bedroom One**4.89 x 3.66 (16'0" x 12'0")**

Double glazed window to front, range of bespoke fitted wardrobes and chest of drawers providing hanging space and shelving with pull out drawers, tv point, telephone point, wall mounted under floor heating thermostat, spotlights and door leading into;

En Suite Bathroom

Double glazed window to side aspect with built on blinds, further double glazed electronic Velux window with built in blinds, fully tiled floor with underfloor heating, walk in glass shower enclosure with chrome mains shower, floating head and shower attachment, a beautiful Villeroy & Boch wash hand basin inset to vanity unit with matching designer chrome mixer tap, floating low level flush WC with Roca chrome push plates, wall mounted chrome heated towel rail, further wall mounted vanity cupboard, spotlights and extractor fan.

Bedroom Two**3.93 x 3.86 (12'10" x 12'7")**

Double glazed window to rear overlooking the beautiful garden, range of fitted bespoke wardrobes including hanging space, shelving and pull out drawers, tv point, telephone point, underfloor heating, wall mounted thermostat and door leading into:

En Suite Bathroom

Double glazed frosted window to rear, fully tiled floor with underfloor heating, walk in glass shower enclosure with designer chrome main shower, floating head and shower attachment, Villeroy & Boch wash hand basin inset to vanity unit with designer matching chrome mixer tap, further mirrored vanity unit above, floating WC with Roca chrome push plate, wall mounted chrome heated towel rail, part tiled walls, extractor fan and spotlights.

Bedroom Three**3.68 x 3.15 (12'0" x 10'4")**

Double glazed window to rear overlooking the garden, underfloor heating with wall mounted thermostat, tv point, telephone point, space for wardrobe, and spotlights.

Bedroom Four**3.68 x 3.15 (12'0" x 10'4")**

Double glazed window to front, underfloor heating with wall mounted thermostat, space for wardrobes, tv point, telephone point, and spotlights.

Beautiful Family Bathroom

Double glazed frosted window to side aspect, fully tiled floor with underfloor heating, Villeroy & Boch panel enclosed bath with glass shower screen and chrome designer mains shower above, floating head and shower attachment, low level floating WC with chrome Roca push plate, Villeroy & Boch wash hand basin with matching chrome mixer tap inset to vanity unit below, further mirror fronted lit vanity unit above, wall mounted chrome heated towel rail, part tiled walls, built in airing cupboard with shelving, spotlights and extractor fan.

Rear Garden

A beautiful fully enclosed west facing rear garden mainly laid to lawn with an attractive wrap around patio off the back of the house, flower and shrub borders and inserts, some beautiful mature trees provide cool shade in the summer, outside water tap, side access to a timber storage shed and further side access leading through into Utility Room and to the front drive.





robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



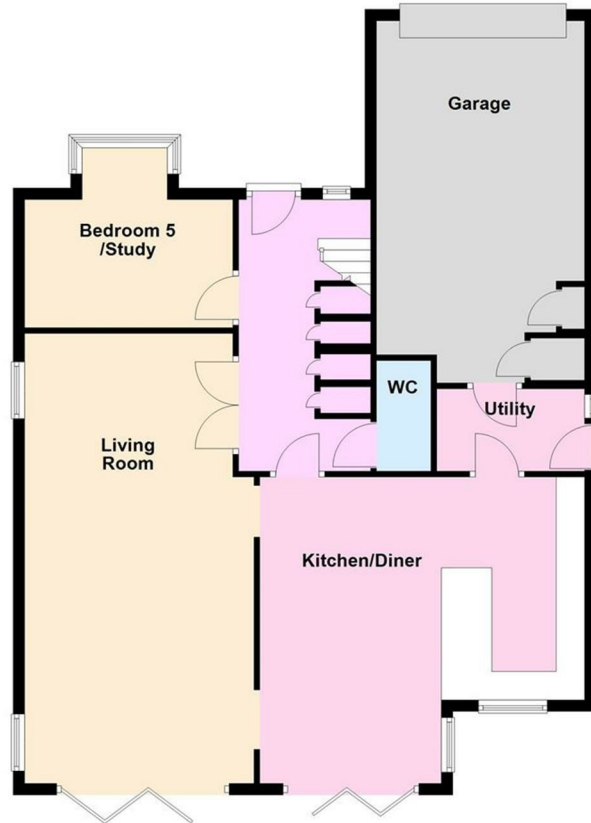
robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

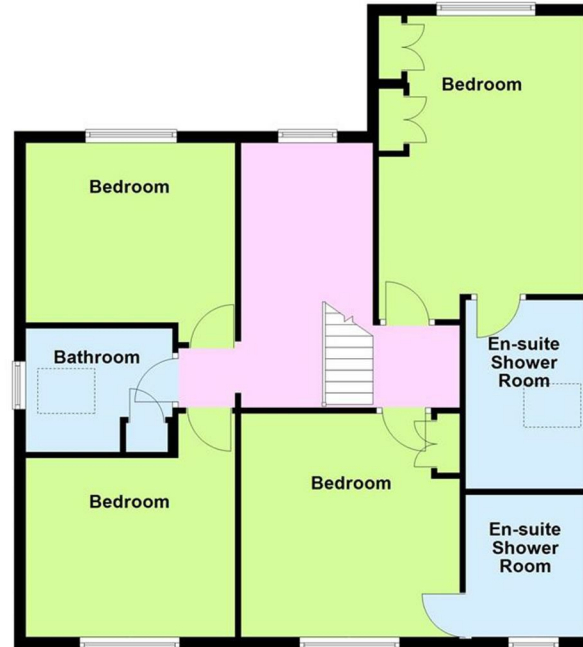
Robert
Luff & Co

Floor Plan First Avenue

Ground Floor
Approx. 110.0 sq. metres (1183.9 sq. feet)



First Floor
Approx. 94.2 sq. metres (1013.5 sq. feet)



Total area: approx. 204.1 sq. metres (2197.4 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		88	89
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(1-20) E			
(1-20) 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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co