



Teasel Drive, Worthing

Asking Price
£475,000
Freehold

- Detached Family Home
- Four Double Bedrooms
- Modern Kitchen
- Downstairs WC
- Two En-Suites
- Garage
- Spacious Rear Garden
- EPC Rating - B
- Off-Road Parking
- Council Tax Band - E

We are delighted to offer to the market this beautifully presented four-bedroom detached house in this ideal Durrington location close to schools, supermarkets, parks, David Lloyd gym, and bus routes all nearby. Accommodation comprises an entrance hallway, a westerly aspect lounge, a modern kitchen, a utility room, and a downstairs WC. Upstairs, over two floors, there are four double bedrooms, two with en-suites, and a family bathroom. Other benefits include a spacious rear garden, a garage, and off-road parking for multiple vehicles.

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Accommodation

Front Garden

Off-road parking for multiple vehicles. Door to:

Entrance Hallway

Composite front door. Radiator. Double glazed window. Understairs storage.

Lounge 12'7" x 12'0" (3.84 x 3.66)

Double glazed window. Radiator.

Downstairs WC

Radiator. Corner basin and pedestal. Low level flush WC.

Kitchen/Diner 17'10" x 8'11" (5.44 x 2.72)

Wall, draw and base units. Integrated dishwasher and fridge/freezer. Four ring gas hob with an overhead extractor fan. Electric oven. One and a half basin and drainer. Dual aspect double glazed window and french doors leading to garden. Door to:

Utility Room

Wall, base and draw units. Boiler cupboard. Space for washing machine and tumble dryer. Composite door to side access and garden.

Landing

Double glazed window.

Bedroom Two 12'6" x 10'3" (3.82 x 3.14)

Double glazed window. Radiator. Door to:

En-Suite

Low level flush WC. Basin and pedestal. Radiator. Double glazed window. Shower with wall mounted shower. Part tiled. Extractor fan.

Bedroom Three 9'3" x 8'10" (2.83 x 2.70)

Radiator. Double glazed window.

Bedroom Four 8'9" x 7'11" (2.69 x 2.42)

Radiator. Double glazed window.

Bathroom 6'8" x 5'1" (2.05 x 1.57)

Part tiled. Double glazed frosted window. Low level flush WC. Basin and pedestal. Bath with wall mounted shower and shower screen. Extractor fan.

Upper Landing

Double glazed window.

Bedroom One 16'5" x 11'0" (5.01 x 3.36)

Dual aspect double glazed window and velux. Storage cupboard. Door to:

En-Suite

Radiator. Low level flush WC. Basin and pedestal. Shower with wall mounted shower. Velux double glazed window. Part tiled. Extractor fan.

Garden

Laun area. Patio area. Side access. Door to:

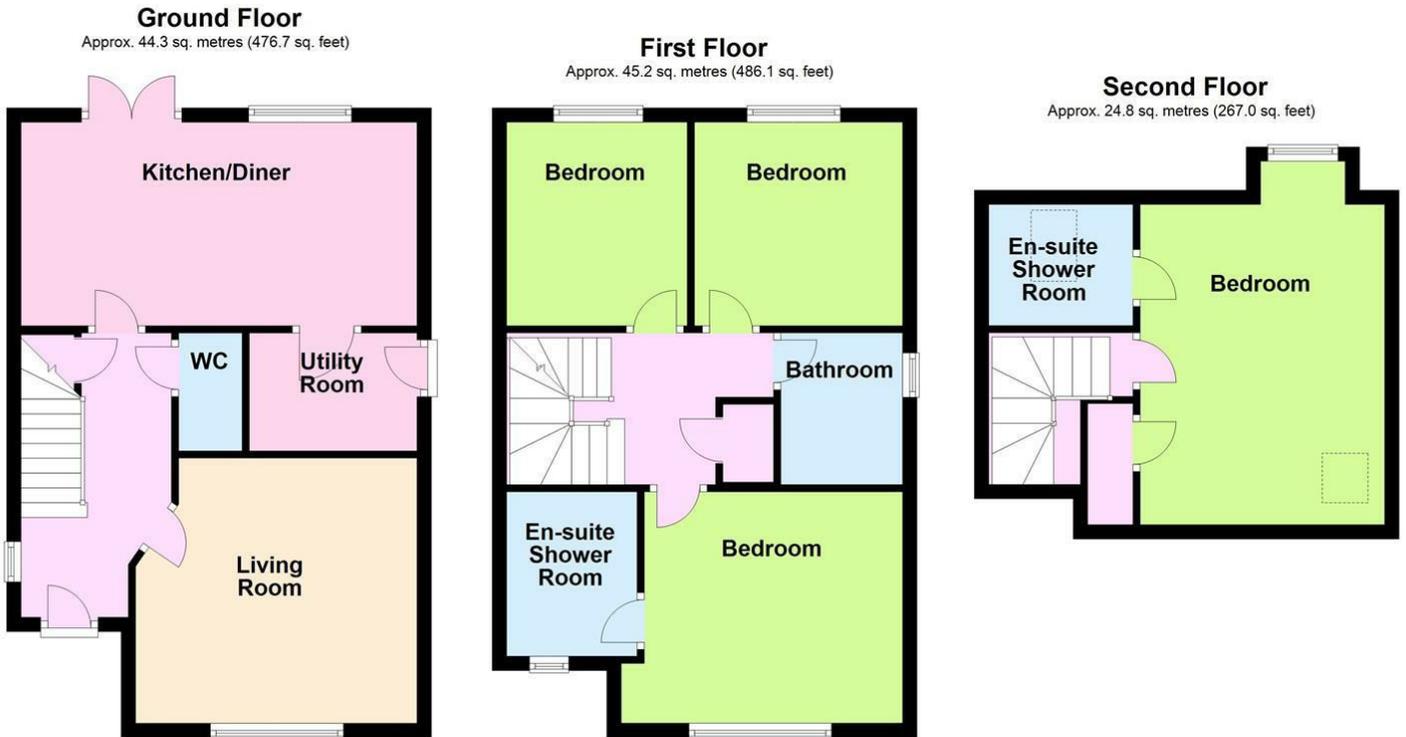
Garage

Up and over door. Power and lighting.





Floorplan



Total area: approx. 114.3 sq. metres (1229.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(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	

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	

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