



Birkdale Close, Worthing

Offers In Excess Of
£475,000
Freehold

- Chalet Bungalow
- Four Bedrooms
- Large West Facing Rear Garden
- Open Plan Lounge/Sun Room
- Modern Kitchen
- Private Drive, Garage and Off-Road Parking
- Ensuite and Family Bathroom
- EPC Rating - TBC

Robert Luff and Co are delighted to offer to the market this chalet style bungalow, situated in the popular Durrington area of Worthing, close to local shopping facilities, parks, schools, bus routes and the mainline station. Accommodation comprises entrance hall, open plan lounge/sun room, kitchen, master bedroom with en-suite, further three bedrooms, and family bathroom. Other benefits include large west facing rear garden, garage and off road parking for multiple cars. Early viewing is highly recommended.

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Accommodation

Entrance Hall

UPVC double-glazed door to hall. Laid wood floor. Throughway to inner hallway.

Inner hallway

Under stairs cupboard. Radiator. Coving. Thermostat. Firing cupboard

Lounge 14'5" x 10'11" (4.4 x 3.35)

L shaped lounge, which is open plan to the dining room. Laid wood floor. TV point. Coving. Radiator.

Dining Room 20'3" x 8'6" (6.18 x 2.6)

Laid wood floor. Radiator. Double-glazed window. French doors to garden.

Kitchen 11'10" x 9'4" (3.62 x 2.86)

A range of high gloss base and wall units. Worktop incorporating one and half bowl sink unit with mixer tap. Induction hob. Electric oven. Contemporary style extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Tiled floor. Frosted double-glazed window. Coving.

Bedroom Two 11'11" x 10'6" (3.64 x 3.22)

Double-glazed window. Radiator. Laid wood floor. Coving.

Bedroom Three 10'11" x 10'7" (3.34 x 3.25)

Double-glazed window to front. Coving. Radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment and screen. Pedestal hand wash basin. Low level flush WC. Tiled floor and walls. Frosted double-glazed window. Coving.

First Floor Landing

Stairs to first floor landing. Velux Window. Storage area

Bedroom One 15'7" x 11'1" (4.76 x 3.38)

Two eaves storage cupboards. Velux window with blind. Double-glazed window. Door leading to En-suite shower room.

En-suite

Corner shower with fitted shower attachment. Low level flush WC. Hand wash basin set into vanity unit. Tiled splash back. Extractor fan. Mirror.

Bedroom Four 10'4" x 8'6" (3.17 x 2.6)

Radiator. Velux window with blind. Loft hatch.

Outside

Rear Garden

A large west facing rear garden. Laid lawn area. Westerly aspect patio area. Gravel area. A range of mature shrubs. Gate for rear access.

Garage 28'6" x 8'6" (8.7 x 2.6)

Large garage. Power and light. Door to front.

Storage One 8'10" x 8'4" (2.71 x 2.56)

Window. Electric

Storage Two 11'7" x 8'1" (3.55 x 2.47)

Window. Insulated. Electric

Driveway

Brick laid private driveway. Further hard standing area for parking for multiple vehicles. Decorative slate area.





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		
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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