



Robert Luff & Co
Sales | Lettings | Commercial
01903 331247
www.robertluff.co.uk
FOR SALE



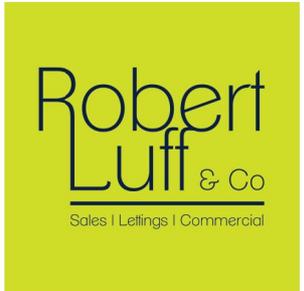
Greenland Road, Worthing

Offers In Excess Of
£375,000
Freehold

- Detached Bungalow
- Three Bedrooms
- Extended Kitchen/Utility Room
- Wet Room
- Separate WC
- In Need Of Modernisation
- Garage & Driveway
- EPC Rating - TBC
- Council Tax Band - D
- Freehold

Robert Luff & Co are delighted to offer to the market this spacious detached bungalow situated in this sought after Durrington location close to schools, supermarkets, parks, David Lloyd gym, bus routes and mainline station. Accommodation offers entrance hall, extended lounge/dining room, extended kitchen/utility room, three bedrooms, wet room and a separate WC. Other benefits include a driveway, garage and a South facing rear garden.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk





Accommodation

Porch Door

Double glazed leaded light front door opening into covered porch area

Front Door

Original leaded light door into:

Entrance Hall

Telephone point. Radiator. Two built in cupboards with shelves. Loft hatch. Door to:

Extended Lounge/Dining Room 20'2" x 13'4" (6.16 x 4.08)

Two double glazed windows to side, Two radiators. TV aerial. Fireplace with brick surround. Decorative wall lights. Double glazed patio doors overlooking and opening out onto rear garden. Door into:

Extended Kitchen/Utility Room 20'3" x 7'3" (6.19 x 2.22)

A matching range of wall and base units. Roll top work surface incorporating stainless steel one and a half bowl sink with drainer and mixer tap. Two frosted double glazed windows. Built in eye level double oven. Four ring gas hob with stainless steel extractor hood over. Space for appliances. Wall mounted boiler. Space for table and chairs. Part tiled walls. Two double glazed frosted windows. Double glazed door opening out onto rear garden.

Bedroom One 15'3" x 12'0" (4.67 x 3.67)

Double glazed bay window to front. Radiator. TV point. Fireplace with brick surround and gas inset. Original light leaded window. Picture rail. Space for wardrobe. Textured ceiling.

Bedroom Two 11'4" x 10'2" (3.47 x 3.11)

Double glazed window to front. Radiator. Stop lock. Picture rail. Space for wardrobe.

Bedroom Three 12'11" x 11'11" (3.96 x 3.64)

Double glazed window to side. Radiator. Telephone point. Picture rail. Arch

Wet Room

Double glazed frosted window to side. Shower with pull out chair. Wash hand basin with mixer taps. Part tiled walls. Extractor fan.

Separate WC

Double glazed frosted window. Low level flush WC. Part tiled walls.

Rear Garden

South facing. Lawn area. Patio area with pergola. Potting shed.

Front Garden

Paved with attractive flower beds and borders.

Driveway

Double gates opening onto the drive providing off road parking. Leads to garage.

Garage

Up and over door.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Floor Plan

Approx. 115.2 sq. metres (1239.7 sq. feet)



Total area: approx. 115.2 sq. metres (1239.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

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.

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

T: 01903 331247 E: info@roberluff.co.uk

www.roberluff.co.uk