



2



2



1



D





## Description

We are delighted to offer to the market this well presented semi-detached bungalow, ideally situated in this favoured Salvington location close to local shops, schools, bus routes and easy access to both the A27 & A24 nearby.

Accommodation offers a kitchen, dining room, two/three reception rooms, two double bedrooms and a modern family bathroom. The property also benefits from a good size garden, double glazing, gas fired central heating and ample off road parking.



## Key Features

- Semi-Detached Bungalow
- Two Double Bedrooms
- Two/Three Reception Rooms
- Modern Family Shower Room
- Well maintained Rear Garden
- Driveway with Ample Parking
- EPC Rating TBC
- Council Tax Band C



robertluff.co.uk

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

Robert  
Luff & Co





### Entrance Hall

Radiator, cupboard housing combination boiler, access to insulated and boarded loft with ladder.

### Lounge

**4.96 (into bay) x 3.20 (16'3" (into bay) x 10'5")**

Radiator, double glazed bay window to front, fireplace with space for log burner, tv point, telephone point and could be used as a bedroom.

### Kitchen

**3.19 x 2.63 (10'5" x 8'7")**

Double glazed door and window to side access, fitted kitchen with range of wall and base units, integrated electric oven and gas hob, one and a half bowl sink/drain, space and plumbing for washing machine and dishwasher, and towel radiator.

### Dining Room

**3.00 x 1.90 (9'10" x 6'2")**

Double glazed window to rear, radiator, double doors opening to:

### Reception Room

**4.26 x 3.56 (13'11" x 11'8")**

Radiator, tv point and double glazed sliding patio doors to rear garden.

### Bedroom One

**3.53 x 3.19 (11'6" x 10'5")**

Double opening doors to reception room, radiator and tv point.

### Bedroom Two

**2.60 x 2.58 (8'6" x 8'5")**

Double glazed window to front and radiator.

### Shower Room

Tiled floor, double glazed frosted window to side, walk in shower, wash hand basin set in vanity unit, part tiled walls, dual button WC and towel rail.

### Rear Garden

Fence enclosed, laid to patio and lawn, storage shed and gated side access.

### Driveway

Parking to front for two vehicles.





## Floor Plan Cophthorne Hill



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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