



## Cissbury Gardens, Worthing

Offers In Excess Of  
£900,000  
Freehold

- Detached Chalet Bungalow
- Five Bedrooms
- Three Reception Rooms
- Utility Room
- Dressing Room and Ensuite to Bedroom One
- Triple Garage
- Office
- EPC Rating - D
- Council Tax Band - F
- Freehold

Robert Luff & Co are delighted to offer to the market this beautiful spacious five bedroom chalet bungalow situated in the heart of Findon Valley with local shops, amenities, schools, parks, bus routes and The South Downs all nearby. Accommodation offers a large welcoming entrance hall, kitchen/breakfast room, utility room, dining room, lounge, office, downstairs WC, two bedrooms and an ensuite. Upstairs has three further bedrooms - two with an ensuite plus a family bathroom. Other benefits include a dressing room off of bedroom one, off road parking for multiple vehicles, a triple garage with a separate WC and a games room plus a large rear garden with a workshop.

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Robert  
Luff & Co  
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### **Large Welcoming Entrance Hall**

Oak flooring. Split level. Two radiators. Under stair storage cupboard.

### **Lounge 23'1" x 13'9" (7.05 x 4.21)**

Telephone point. TV point. Oak flooring. Radiator. Double glazed window to front.

### **Bedroom Four 14'7" x 10'7" (4.46 x 3.25)**

Fitted wardrobes. Double glazed window to front.

### **Ensuite**

Panel enclosed bath with shower attachment. Wall mounted wash hand basin. Dual button flush WC. Heated towel rail. Tiled walls and flooring. Extractor fan.

### **Bedroom Five/Snug 15'2" x 8'11" (4.64 x 2.73)**

Telephone point. TV point. Oak flooring. Radiator. Double glazed window to rear.

### **Kitchen/Breakfast Room 26'2" x 13'9" (7.99 x 4.21)**

Modern fitted kitchen with a range of base and wall units. Centre island incorporating one and a half bowl sink with drainer. Integrated dishwasher. Integrated washing machine. Integrated full height fridge/freezer. Two integrated Smeg ovens. Integrated electric hob with extractor fan. Tiled flooring. Radiator. TV point. Double glazed doors to rear garden. Door into:

### **Dining Room 23'4" x 9'6" (7.12 x 2.91)**

Split level. Radiator. Double glazed window to front.

### **Utility Room 22'10" x 7'8" (6.96 x 2.35)**

Wall and base units. One and a half bowl sink with drainer. Plumbed in washing machine. Space for tumble dryer. Space for American style fridge/freezer. Tiled walls and flooring. Double glazed door to rear garden.

### **Downstairs WC**

Dual button WC. Wash hand basin set in vanity unit. Heated towel rail. Tiled flooring. Extractor fan.

### **Office 10'11" x 7'4" (3.33 x 2.24)**

Wall mounted boiler. Pressurised hot water tank. Radiator. Light and power.

### **First Floor Landing**

Skylight.

### **Bedroom One 22'8" x 19'9" max (6.93 x 6.02 max)**

TV point. Radiator. Two double glazed velux windows to side. Double glazed window to rear with views of the South Downs.

### **Dressing Room 12'4" x 10'11" (3.76 x 3.34)**

Fitted wardrobes. Eaves storage. Two double glazed velux windows.

### **Ensuite**

Panel enclosed bath. Shower cubicle. Dual button flush WC. Wash hand basin set in vanity unit. Heated towel rail. Tiled flooring. Tiled walls. Extractor fan. Double glazed velux window.

### **Bedroom Two 21'11" max x 9'8" (6.69 max x 2.96)**

TV point. Two radiators. Eaves storage. Double glazed window to front.

### **Ensuite**

P-shaped bath with shower over. Dual button flush WC. Wash hand basin set in vanity unit. Heated towel rail. Extractor fan. Part tiled walls. Tiled flooring. Eaves storage.

### **Bedroom Three 21'7" x 12'0" (6.58 x 3.66)**

Telephone point. Radiator. Double glazed window to rear.

### **Family Bathroom**

Panel enclosed bath. Shower cubicle. Dual button flush WC. Wash hand basin set in vanity unit. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Skylight.

### **Triple Garage**

Double length and extra wide. Electric roller door. Power and light. Stairs up to:

### **Games Room**

Tv point. Radiator. Lighting and power. Double glazed window to rear. Double glazed door to rear garden.

### **Garage WC**

Dual button WC with integrated wash hand basin. Tiled walls.

### **Rear Garden**

Views of the South Downs. Gated side access. Fence enclosed. Laid to patio and raised patio area. Laid to lawn. Decked area.

### **Workshop**

Power and light. Double glazed window to side.

### **Driveway**

Block paved. Off road parking for multiple vehicles.



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# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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