



Price  
£500,000  
Freehold

## Kingfisher Close, Worthing

- Detached Family Home
- Two/Three Reception Rooms
- Durrington Location
- Newly Redecorated
- Double Garage with Driveway
- Four/Five Bedrooms
- Wrap Around Garden
- EPC Rating - C
- Council Tax Band - E
- Newly Fitted Carpets

Robert Luff and Co are delighted to offer to the market this detached family home, situated in the heart of Durrington, close to local shopping facilities, parks, schools, bus routes and easy access to the A24 and A27. Versatile accommodation offers entrance hall, lounge, dining room, kitchen, ground floor bedroom five/reception room three, ground floor cloakroom, four bedrooms and family bathroom. Other benefits include off road parking for multiple cars and double garage with mezzanine floor.

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## Accommodation

### Entrance Hall

UPVC double-glazed door leading to hall. Radiator. Dado rail.

### Through Lounge/Dining Room

**Lounge Area 15'11" into recess x 15'0" ( 4.87 into recess x 4.59)**

Double-glazed box window. Radiator. Brick built fire surround with gas fire. TV point. Thermostat. Dimmer switch. Archway through to:

**Dining Area 9'4" x 8'6" (2.85 x 2.6 )**

Double-glazed french doors leading to west facing rear garden. Dado rail. Radiator.

**Kitchen 14'9" x 8'5" (4.51 x 2.58)**

A range of matching light wood fronted wall and base units. Granite worktop incorporating a one and half bowl stainless steel sink with mixer tap and drainer. Space for gas cooker. Space and plumbing for washing machine. Space for further appliance. Two times leaded light double-glazed windows. Cupboard enclosed Baxi 600 boiler. Radiator. UPVC double-glazed door leading to side access.

### Ground Floor Clockroom

Corner wash hand basin with tiled splashback. Low level flush WC. Frosted double-glazed window. Radiator. Dado rail.

**Bedroom Five/Reception Room Three 18'7" x 8'3" (5.67 x 2.54)**

Double-glazed leaded light bay window to front, with built in window seat. Dado rail. Radiator. Electric consumer unit. Tv point.

### First Floor Landing

Stairs leading to first floor. Loft hatch. Firing cupboard with slatted shelves.

**Bedroom One 13'0" x 12'7" (3.98 x 3.84)**

Double-glazed leaded light windows to front. Radiator. Telephone Point. Wardrobe with hanging.

**Bedroom Two 11'11" x 9'6" (3.65 x 2.90)**

Double-glazed leaded light window overlooking rear garden. Radiator. Telephone point.

**Bedroom Three 12'1" x 8'2" (3.69 x 2.50)**

Double-glazed window to front. Radiator. Wardrobe with hanging space.

**Bedroom Four 9'8" x 8'2" ( 2.95 x 2.51 )**

Double-glazed window overlooking rear garden. Radiator. Fitted wardrobe with overbed storage cupboards and chest of drawers.

### Bathroom

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

### Outside

#### Rear Garden

Westerly aspect rear garden with lawn and patio areas. Side gate.

#### Side Garden Area

Outside tap. Timber built shed. Gate to front.

#### Garage

Up and over door. Pitched roof with mezzanine storage area. Double-glazed leaded light window. Double-glazed leaded light door.

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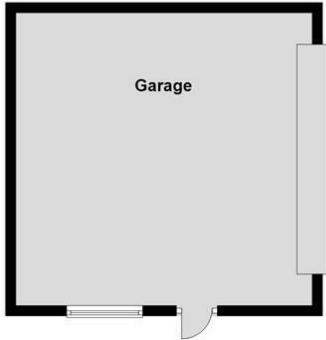
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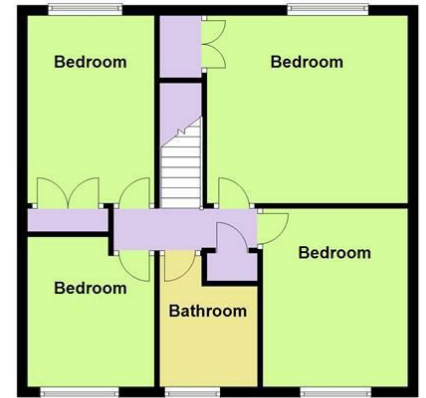
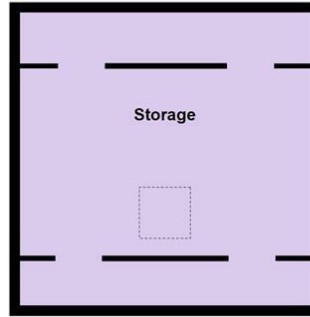
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# Floorplan

**Ground Floor**  
Approx. 92.7 sq. metres (997.4 sq. feet)



**First Floor**  
Approx. 87.2 sq. metres (938.7 sq. feet)



Total area: approx. 179.9 sq. metres (1936.1 sq. feet)

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