



Offers In Excess Of  
£400,000  
Freehold

## Woodpecker Way, Worthing

- Detached Family Home
- Spacious Kitchen/ Diner
- Garage & Driveway
- Council Tax Band - D
- Three bedrooms
- Southerly Facing Rear Garden
- EPC Rating - D
- Freehold

We are delighted to offer for sale this three bedroom detached family home situated in this Durrington location close to local schools, shops, parks and bus route. The property benefits from a downstairs WC, lounge, kitchen/ diner, three bedrooms and a family bathroom. Other benefits include a private South facing rear garden, garage and driveway.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Door to Front. Radiator.

### Downstairs WC

Double glazed frosted window. Dual button WC. Radiator. Wash hand basin set in vanity unit.

### Lounge 14'4" x 12'5" (4.38 x 3.80)

Double glazed window to front. Radiator. TV and phone point.

### Kitchen/Diner 15'5" x 9'8" (4.71 x 2.96)

Double glazed french doors out to garden. Double glazed window to rear. Radiator. Fitted kitchen with range of wall and base units. TV point. Plumbing for washing machine and dishwasher. One and a half bowl sink/ drainer. Integrated gas hob. Integrated electric double oven. Cupboard housing central heating boiler. Under stairs cupboard. Tiled splash back. Door into garage.

### Landing

Double glazed window to side. Airing cupboard. Loft access.

### Bedroom One 12'0" x 8'9" (3.66 x 2.69)

Double glazed window to front. Radiator. Built in wardrobe. TV point.

### Bedroom Two 9'11" x 8'5" (3.03 x 2.58)

Double glazed window to rear. Fitted wardrobes and cupboard. Built in cupboard. Radiator. TV point.

### Bedroom Three 9'1" x 6'1" (2.78 x 1.86)

Double glazed window to front. Radiator. TV point.

### Bathroom

Double glazed frosted window to rear. Dual button WC. Wash hand basin set in vanity unit. P-shaped bath with shower over. Towel radiator. Tiled walls and floor.

### Garage 16'11" x 8'6" (5.16m x 2.59m)

Up and over door. Door to rear garden. Power and lighting.

### Driveway

Parking for one vehicle.

### Rear Garden

Southerly facing. Fence enclosed. Gated side access. Mainly laid to lawn and patio area. Backs onto Longcroft park.

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

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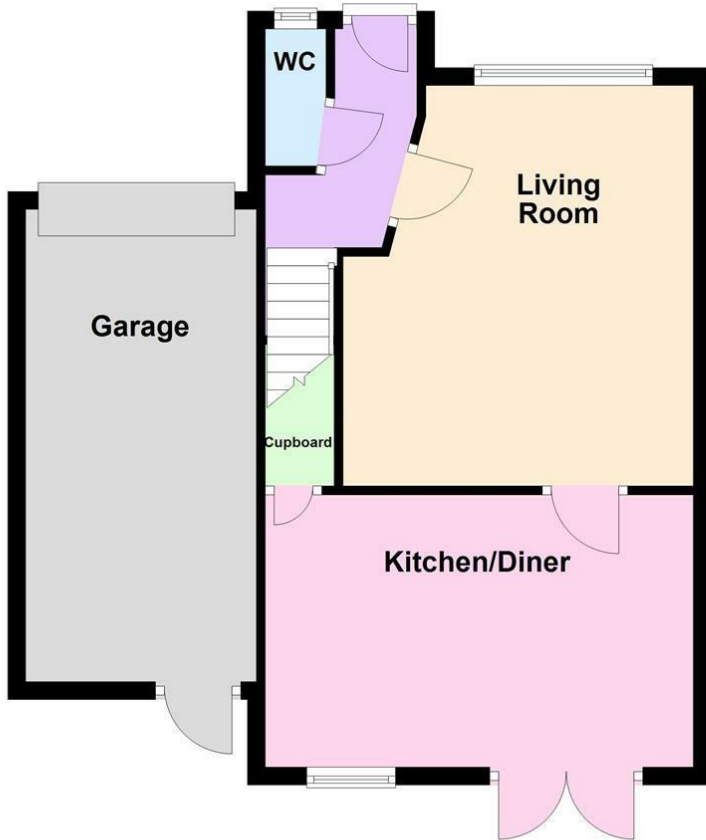
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**Ground Floor**

Approx. 52.5 sq. metres (565.6 sq. feet)



**First Floor**

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 89.6 sq. metres (964.6 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	

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.