



## Taw Close, Worthing



Offers In Excess Of  
£310,000  
Freehold

- End-Of-Terrace Family Home
- Spacious Lounge
- Modern Shower Room
- Recently Re-Painted
- Three Bedrooms
- Front And Rear Garden
- EPC Rating - D
- Council Tax Band - C

We are pleased to present this three bedroom end-of-terrace family home situated in a quiet close in the popular Durrington area close to local schools, shops and transport links. The property benefits from a hallway, lounge with Southerly aspect windows, dining area, kitchen, modern shower room and three bedrooms. Other benefits include a front garden and a spacious rear garden with gate access.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

Double glazed UPVC door to:

### Hallway

Down lights. Radiator. Door to:

### Lounge 15'3" x 12'11" (4.65 x 3.96)

Full height double glazed window with Southerly aspect. Laid wood effect flooring. Through way to:

### Dining Area 8'11" x 8'5" (2.72 x 2.58)

Radiator. Laid wood effect flooring. Under stairs storage cupboard. Double glazed patio doors to rear garden. Door to:

### Kitchen 9'1" x 7'3" (2.77 x 2.22)

Range of light wood fronted base and wall nits. Worktop incorporating a one and a half bowl stainless steel sink with a mixer tap. Space and plumbing for gas cooker. Space and plumbing for washing machine. Space for fridge/ freezer. Wall mounted ideal boiler. Tiled splashback. Double glazed window and double glazed door with cat flap to rear garden.

### Landing

Stairs going up. Loft hatch. Cupboard with slatted shelves. Door to:

### Shower Room

Modern fitted shower cubicle with sliding door. Rainfall head and separate attachment. Low level flush WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Frosted double glazed windows.

### Bedroom One 12'4" x 9'2" (3.78 x 2.80)

Double glazed window with Southerly aspect. Radiator. Coving.

### Bedroom Two 9'10" x 9'1" (3.01 x 2.77)

Double glazed window with view of rear garden. Fitted wardrobes with hanging space and storage over.

### Bedroom Three 9'2" x 6'8" (2.80 x 2.05)

Double glazed window with Southerly aspect. Radiator. Laid wood effect flooring.

### Rear Garden

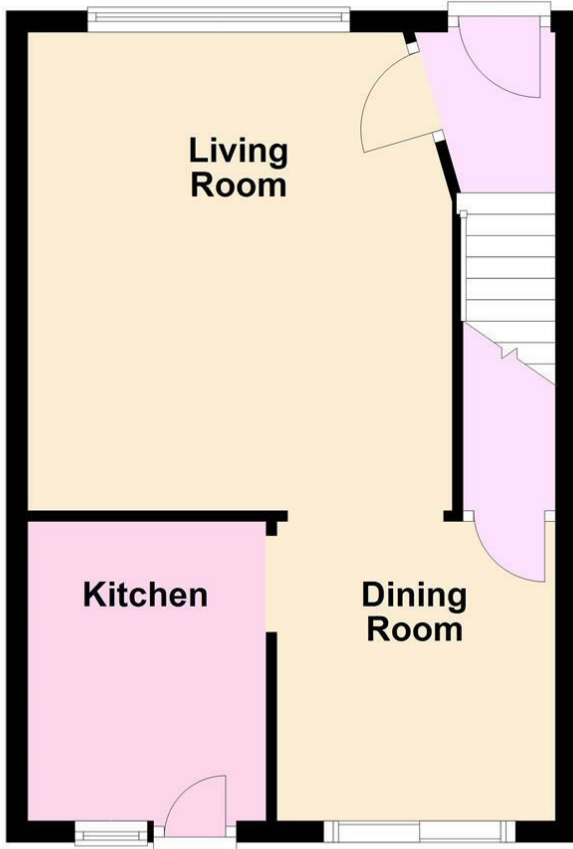
Laun area. Wall enclosed flower beds. Outside tap and gate for side access.



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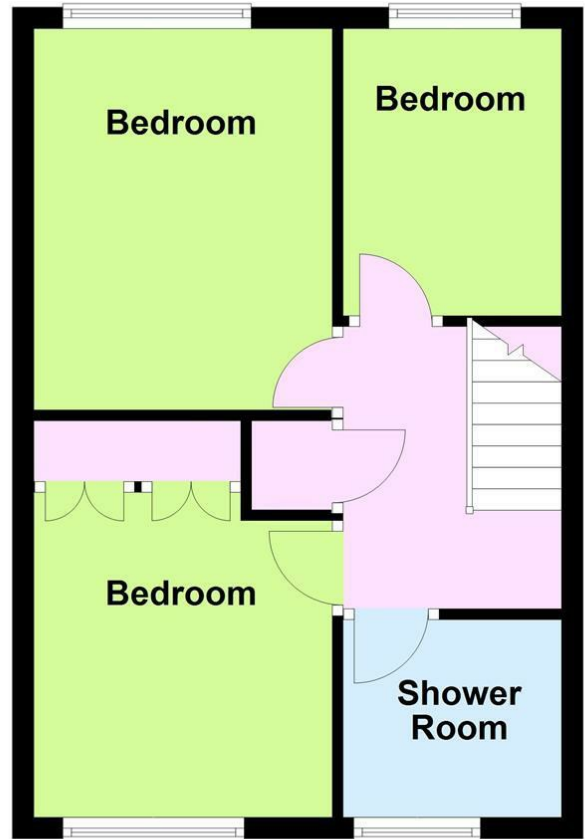
### Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 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.