



Offers Over  
£650,000  
Freehold

## Exmoor Drive, Worthing

- Detached Bungalow
- En-Suite Shower Room
- Ample Off-Road Parking
- Double Length Garage
- Large Westerly Aspect Garden
- Four Bedrooms
- Spacious Lounge
- Conservatory
- Council Tax Band - E
- EPC Rating - E

We are delighted to offer to the market this well-presented four-bedroom detached bungalow situated in the heart of Salvington, close to local shops, schools, parks, bus routes, the mainline station, and having easy access to both the A27 and A24. Accommodation comprises a porch leading to an entrance hallway, a kitchen/breakfast room, a spacious lounge, a westerly aspect dining room and sitting room, four bedrooms, with the main bedroom having an en-suite, and a family bathroom. Other benefits include a double-length garage, a conservatory with a self-cleaning double glazed roof, a carriage driveway with off-road parking for multiple vehicles, and a large westerly aspect rear garden. With reconfiguration of the current accommodation, the property could lend itself to an annex area (STNP).

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## Accommodation

Frosted UPVC double glazed door to porch. Double opening door to:

### Hallway

Radiator. Decorative coving. Dado rail. Firing cupboard with slatted shelf and pre-lagged copper cylinder. Two further cloak cupboards with a hanging rail. Double glazed window. Loft hatch.

### Lounge 18'2 x 12' (5.54m x 3.66m)

Attractive marble fire surround with marble half and real flame effect gas fire. TV point. Radiator. Coving. Three wall light points. Double glazed window with view into conservatory. Double glazed door to conservatory. Frosted double opening doors to:

### Dining Room 14'2 x 10'7 (4.32m x 3.23m)

Double glazed window with view of westerly aspect garden. Radiator. Coving. Further door through to:

### Conservatory 12'1 x 11'7 (3.68m x 3.53m)

Tiled floor with underfloor heating. Double glazed windows with westerly aspect. Double glazed double opening doors to rear garden. Self cleaning double glazed roof. TV point.

### Sitting Room 13'9 x 10'5 (4.19m x 3.18m)

Dual aspect double glazed windows. Radiator. TV point.

### Kitchen/Breakfast Room 16'7 x 10'5 (5.05m x 3.18m)

Range of limed oak wood fronted base and wall units. Roll top working surfaces incorporating a breakfast bar area. One and a half bowl white sink with a mixer tap. Electric four ring hob with extractor fan over. Integrated hot point dishwasher. Space and plumbing for washing machine and further appliance. Space for fridge/freezer. Radiator. Tiled splashback. Fitted double oven. Coving. Double glazed window with southerly aspect. Double glazed door to side patio area.

### Bedroom One 11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to front. Radiator. Coving. Three double wardrobes with hanging and storage over. Door to:

### En-Suite Shower Room

Shower cubicle with glass screen. Fitted Mira shower. Basin with mixer tap. Low level flush WC. Shaver point. Tiled walls. Frosted double glazed windows. Down lights. Wall mounted heated towel rail.

### Bedroom Two 11'8 x 11'0 (3.56m x 3.35m )

Range of fitted cupboards with hanging and storage over. Double glazed window to front. Radiator. Coving.

### Bedroom Three 11'6 x 8'9 (3.51m x 2.67m)

Radiator. Double glazed window. Coving. Fitted wardrobe.

### Bedroom Four 10'1 x 7'7 (3.07m x 2.31m)

Radiator. Double glazed window to side. Coving. Currently used as a study with shelving and overhead storage. Desk.

### Bathroom

Panel enclosed bath with over bath shower and screen. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Tiled walls. Two frosted double glazed windows.

### Rear Garden

Southerly aspect. Large patio area. Well manicured lawn. Flower beds. Timber built potting shed. Outside tap. Side path to side raised patio area ideal for the southern sun. Side gate to front. Rear access to garage with UPVC door.

### Double Length Garage 32'7 x 8'9 (9.93m x 2.67m)

Up and over door. Storage cupboards. Power and light.

### Front Garden

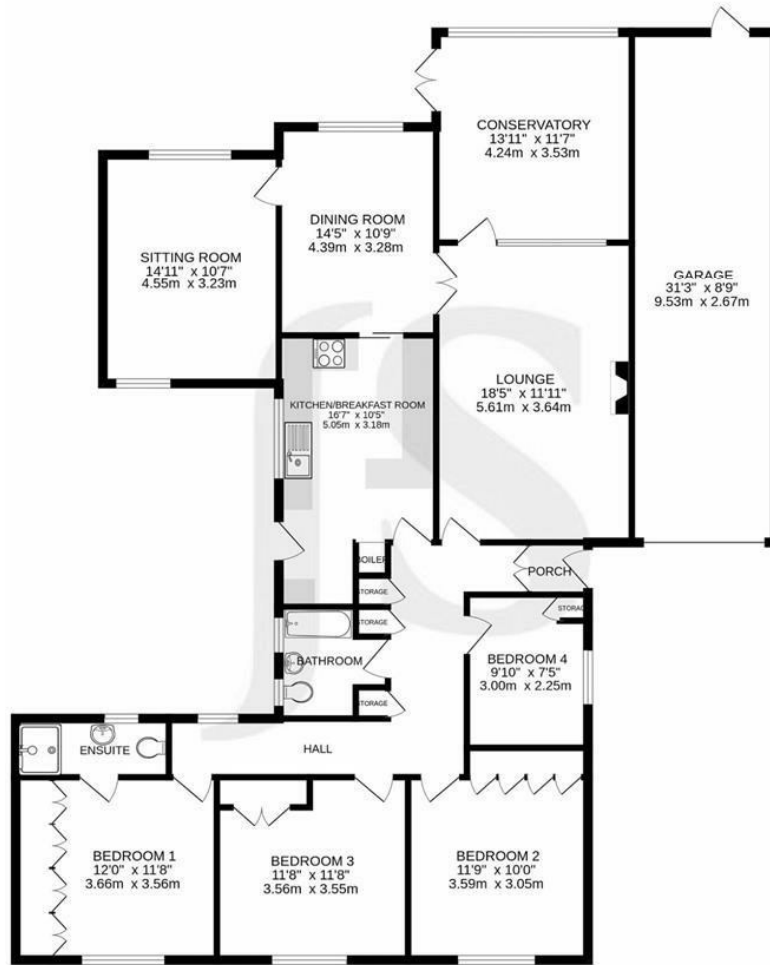
Carriage drive way with lawn area. Mature trees and shrubs. Access and driveway to garage. Path for side entrance.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			76
(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>			76
(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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