



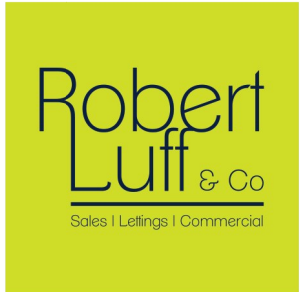
Springfield Gardens, Worthing

Offers In Excess Of
£350,000
Freehold

- Detached Bungalow
- Two Double Bedrooms
- Ample Storage Throughout
- Garage In Compound
- Unallocated Off-Road Parking
- West Facing Rear Garden
- Shower Room
- Council Tax Band - C
- EPC Rating - TBC
- CHAIN FREE

We are delighted to offer to the market this charming two-bedroom detached bungalow situated on a peaceful cul-de-sac in the sought-after area of Offington with local shops, amenities, parks, schools, bus routes, and easy access to both the A24 and A27 nearby. The property offers a good-sized kitchen, a spacious living room, two double bedrooms, and a shower room. Other benefits include a beautifully maintained west facing rear garden, which offers a haven of tranquillity, and with the benefits of a garage and ample storage throughout the property, convenience and practicality are at the forefront. CHAIN FREE

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Front Door

Opening into:

Entrance Hallway

Double glazed door and window. Large storage cupboards. Radiator. Loft hatch. Wall mounted thermostat.

Kitchen 10'5" x 9'0" (3.19 x 2.75)

Soft closing wall and base units. Work surface incorporating one and a half bowl sink with drainer. Tiled splash back. Integrated oven and four ring electric hob with extractor fan over. Space for washing machine. Boiler cupboard. Radiator. Dual aspect double glazed windows. Door to garden. Side access.

Lounge 13'10" x 12'7" (4.24 x 3.84)

Radiator. Spot lights. Double glazed windows. French doors to garden.

Bedroom One 12'5" x 9'1" (3.81 x 2.78)

Fitted wardrobe with hanging rail. Radiator. Double glazed window.

Bedroom Two 12'6" x 8'0" (3.82 x 2.45)

Radiator. Fitted wardrobe with hanging rail and shelving. Double glazed window.

Bathroom

Corner shower with Triton shower. Wash hand basin set in vanity unit. WC. Radiator and towel rail. Spot lights. Frosted double glazed window.

Garden

West Facing. Dual side access. Fence enclosed. Lawn area. Mature trees and shrubs. Apple tree. Outside tap. Shed with power and lighting.

Wrap Around Front Garden

Lawn area. Path leading to front door. Access to rear.

Unallocated Off Road Parking

Garage In Compound



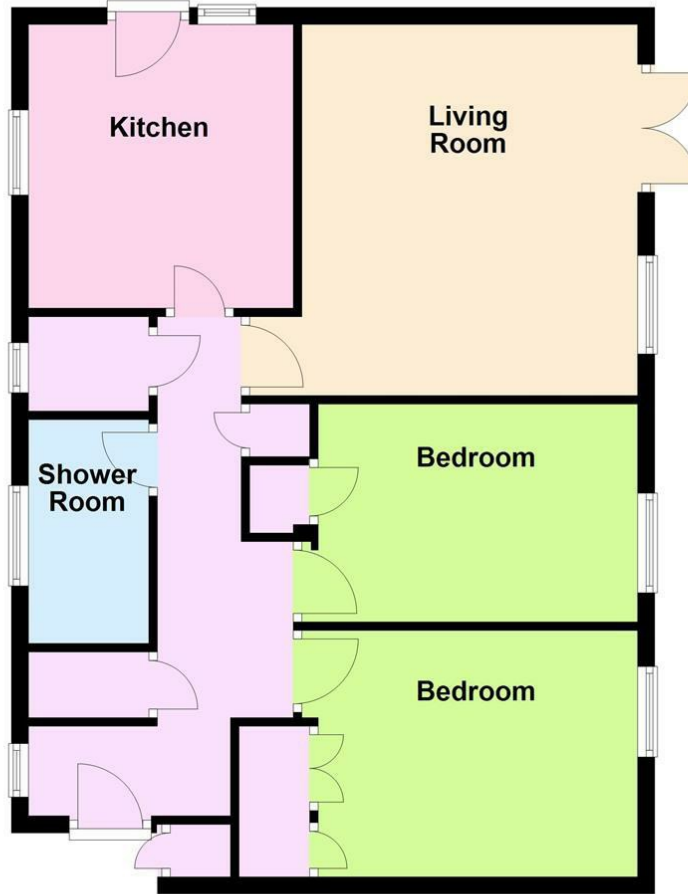
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Floor Plan

Approx. 69.7 sq. metres (750.2 sq. feet)



Total area: approx. 69.7 sq. metres (750.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.