



Peony Grove, Worthing



£1,750

- Three Bedroom Detached House
- En-Suite to primary
- Landscaped Garden
- Well presented throughout
- Further family bathroom
- Drive to side
- Kitchen/Diner
- EPC - B
- Highly sought after development
- Viewing Essential

ROBERT LUFF & CO are pleased to OFFER FOR RENT this beautifully presented THREE BEDROOM DETACHED HOUSE house located on a popular NEW DEVELOPMENT in Worthing.

The property benefits from generously sized bedrooms PRIMARY WITH EN-SUITE, a lounge and a KITCHEN / DINING ROOM WITH MODERN FITTED APPLIANCES and a SEPARATE UTILITY ROOM.

The property is positioned on a quieter part of the site with LANDSCAPED GARDEN TO REAR

There is a PRIVATE DRIVE TO SIDE and downstairs W.C.

VIEWING ESSENTIAL.

AVAILABLE END OF APRIL / BEGINNING OF MAY 2023.

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

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Accommodation

Entrance Hall

Part obscured front door, radiator, double glazed window to side, storage cupboard understairs offering hanging and housing the fuse board.

W.C.

Low-level u.c, pedestal wash hand basin, radiator, part tiled walls, laminate flooring, extractor fan.

Lounge 12'1" x 10'3" (3.70 x 3.14)

Feature bio-ethinal fireplace with active fire, radiator, large double glazed window to front.

Kitchen/Diner 18'1" x 9'4" (5.52 x 2.85)

Measurements to include built in units. Matching range of floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, integrated full size fridge, dishwasher and oven with four point gas hob and extractor over, radiator, full height double glazed double French doors to garden, double glazed window to rear. laminate flooring, access to utility room.

Utility Room 7'8" x 5'5" (2.34 x 1.67)

Wall mounted combi boiler, integrated washing machine, space and plumbing for tumble dryer, fridge/freezer, u.c, radiator, extractor fan, laminate flooring.

First Floor Landing

Double glazed window to side, loft access with pull down ladder, storage cupboard offering storage.

Bedroom one 12'11" x 10'9" (3.94 x 3.30)

Double glazed window to front, radiator.

En-suite

Low-level u.c, pedestal wash hand basin with mixer tap over, shower cubical with glass screen and thermostatic shower over, heated towel rail, obscured double glazed window to front, laminate flooring.

Bedroom Two 9'7" x 9'5" (2.94 x 2.88)

Double glazed window to rear, radiator.

Bedroom Three 9'5" x 8'2" (2.88 x 2.50)

Double glazed window to rear, radiator.

Bathroom

White bathroom suite, pedestal wash hand basin, low-level u.c, PVC panelled bath with shower screen, thermostatic shower and mixer tap over, part tiled walls, laminate flooring, double glazed obscured window to rear.

Front Garden

Private drive with parking for multiple cars, access to rear garden.

Rear Garden

Mainly laid to lawn, yellow Balau decking area, garden shed, fenced surround, side access gate.

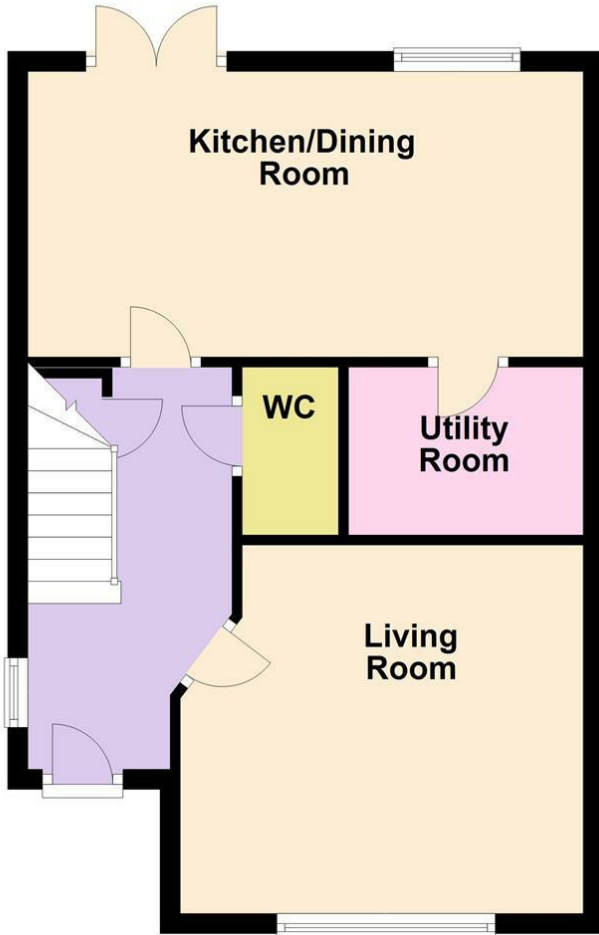


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

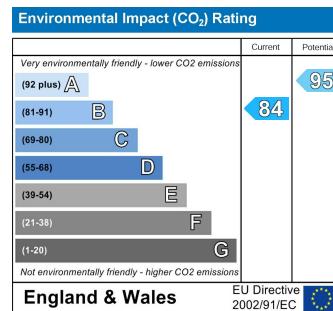
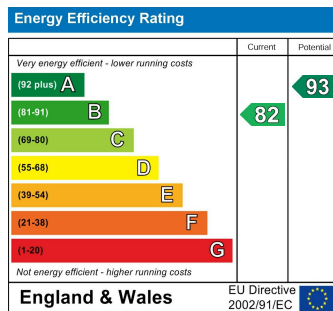
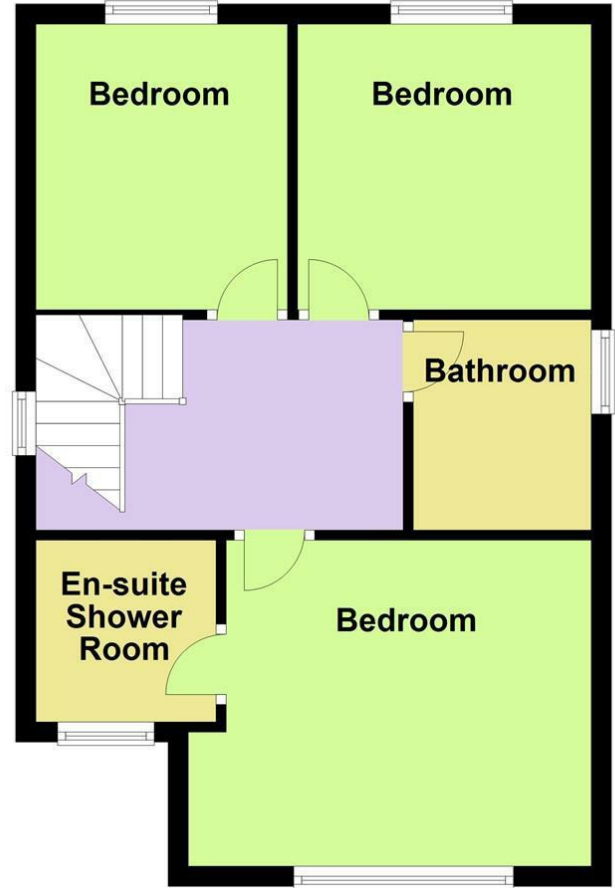
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Ground Floor



First Floor



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