



Cissbury Gardens, Worthing

Offers In Excess Of
£750,000
Freehold

- Extended Detached Chalet • Six Good-Sized Bedrooms Bungalow
- Spacious Kitchen
- Three En-Suites
- Ample Off-Road Parking
- Separate Annex
- Three Reception Rooms
- Wrap-Around Garden
- Council Tax Band - E
- EPC Rating - D

We are delighted to offer to the market this beautifully presented and extended six bedroom detached chalet bungalow ideally situated in the heart of Findon Valley with local shopping facilities, parks, schools, bus routes, and easy access to both the A27 and A24 nearby. The versatile accommodation comprises an entrance hallway, a spacious kitchen, a breakfast room, a bay-fronted living room with feature fireplace, a formal bay-fronted dining room, a study, four good-sized bedrooms on the ground floor, a family bathroom, and a separate WC. Upstairs, there are a further two double bedrooms, both having en-suites, and a large loft room providing ample storage. Other benefits include a separate studio annex with an en-suite and kitchen area, a driveway providing ample off-road parking, and a spacious wrap-around garden.

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Accommodation

UPVC double glazed door into:

Entrance Hallway

Tiled floor. Radiator. Coving. Dado rail. Storage cupboard. Door to:

Living Room 13'3" x 13'1" (4.04 x 4.01)

Oak wood laid flooring. Double glazed bay window window to front. Feature fireplace with wooden fire surround and cast iron insert with real flame fire and decorative tiling. Double glazed window to side. Picture rail. Coving. TV point. Dimmer switch.

Kitchen 15'10" x 14'7" (4.85 x 4.45)

Range of natural wood fronted shaker style kitchen units and drawers. Worktops incorporating a one and a half bowl sink with mixer tap. Tiled splashbacks. Radiator. Space for fridge/freezer. Neff induction hob. Neff oven and separate oven. radiator. Oak laid flooring. Down lights. Coving. Double glazed double opening doors with dog flap to garden. Velux window.

Breakfast Room 13'5" x 9'8" (4.11 x 2.97)

Oak wood flooring. Sliding doors. Radiator. Coving. Down lights. Through way to:

Study 14'6" x 5'8" (4.44 x 1.75)

Loft hatch. Double glazed window. Radiator. Oak wood flooring. Door to:

Dining Room 13'5" x 13'3" (4.11 x 4.04)

Double glazed bay window to front. Radiator. Tiled floor. Picture rail. Coving. Through way to breakfast room.

Bedroom Three 15'5" x 8'4" (4.72 x 2.56)

Steps down into room. Attractive oak wood flooring. Frosted double glazed window. Velux windows with fitted blinds. Balustrade enclosed Mezzanine floor. Radiator.

Bedroom Four 10'4" x 10'0" (3.15 x 3.05)

Double glazed window. Double glazed door to side garden. Coving. Radiator.

Bedroom Five 10'4" x 9'10" (3.15 x 3.00)

Radiator. Coving. Picture rail. Double glazed window to side garden.

Bedroom Six 10'0" x 7'9" (3.05 x 2.37)

Laid wood floor. Radiator. Double glazed window. Coving. Picture rail. Down lights.

Bathroom

Panel enclosed bath with handles, mixer tap and shower attachment. Basin with mixer tap set in a vanity unit. Frosted double glazed window. Coving. Down lights. Tiled floor and walls.

Separate WC

Low level flush WC. Frosted window. Tiled floor. Radiator. Down lights. Coving.

First Floor Landing

Stairs leading up. Eaves access storage cupboard. Coving. Down lights.

Bedroom One 14'11" x 11'8" (4.55 x 3.58)

Coving. Double glazed window with view of rear garden. Door to:

En-Suite

Fitted shower cubicle. Pedestal basin. Low level flush WC. Radiator. Frosted double glazed window. Tiled floor and walls. Down lights. Shaver point. Vanity unit. Mirror fronted cupboard.

Bedroom Two 14'11" x 9'4" (4.55 x 2.86)

Velux window with fitted blind. Radiator. Dado rail. Coving. Door to:

En-Suite

Corner shower cubicle with fitted Triston shower. Low level flush WC. Pedestal wash hand basin. Tiled floor and walls. Radiator. Down lights.

Loff Room 19'2" x 10'5" (5.85 x 3.19)

Ample storage space.

Annex 20'2" x 11'10" (6.17 x 3.61)

UPVC double glazed door leading in. Coving. Radiator. Double opening French doors to rear garden.

Kitchen area with base and wall units. Worktops incorporating a sink with mixer tap. Splashback. Space for fridge/freezer. Laid wood effect flooring. Further double glazed door to garden. Sliding door to:

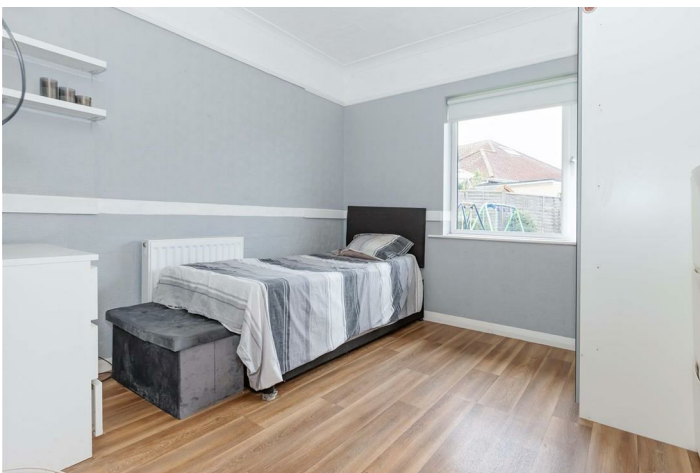
Wet Room with a wall mounted shower. Low level flush WC. Pedestal wash hand basin. Heated towel rail. Down lights. Extractor fan. Frosted window.

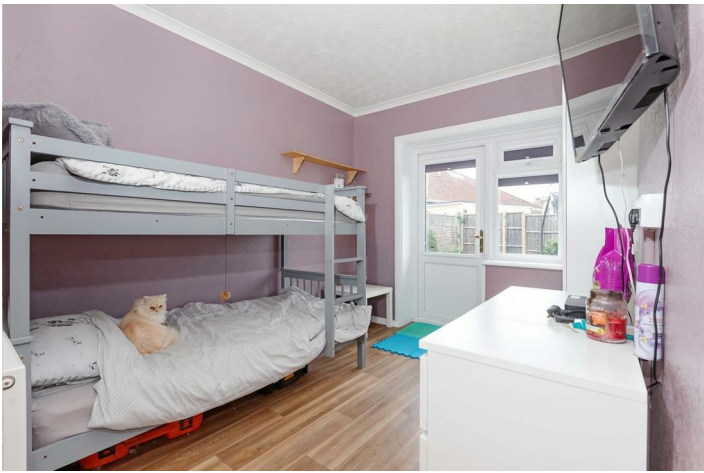
Garden

Patio area. Covered seating area. Side entrance to lean-to area. Gate to front. Outside tap and power. Lawn area with two timber-built sheds. Flower beds. Mature shrubs. Attractive side southerly aspect garden with lawn, side gate to front and rear areas, flower beds, mature trees and shrubs.

Front Garden

Lawn area. Driveway providing ample off-road parking. Mature trees and bushes.







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Floorplan



Total area: approx. 210.3 sq. metres (2263.6 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			
		58	73
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	

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