



Douglas Close, Worthing

Offers In Excess Of
£475,000
Freehold

- Semi-Detached Family Home
- Master Bedroom with En-suite Shower Room
- Garage
- Close to Local Shops, Schools, Parks and Mainline Station Nearby
- EPC Rating - D
- Five Bedrooms
- Off Road Parking
- Situated in a Quiet Cul-De-Sac
- Freehold
- Council Tax Band - E

We are delighted to offer to market this character filled semi-detached family home ideally situated in this quiet cul-de-sac location with Goring Road shopping parade, local schools, parks, bus routes and mainline station nearby. Versatile accommodation offers entrance hall, bay fronted dining room to front, kitchen and extended living room with downstairs WC. Upstairs, over two floors, there are five good-sized bedrooms, with the master having an en-suite shower room, and a modern family bathroom. Other benefits include off road parking, a long drive to garage and an enclosed rear garden. The property is also being offered with no ongoing chain.

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Luff & Co**
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Accommodation

Double glazed door with frosted window leading into;

Entrance Porch

Tiled flooring, door opening into;

Entrance Hall

Smooth finish walls, under stairs cupboard providing storage, radiator and wood effect flooring.

Living Room 14'4" x 10'9" (4.37 x 3.28)

Smooth finished walls and ceiling, double glazed windows with fitted shutters to front into bay, radiator, opening for feature fire place, tv point, wood flooring.

Kitchen 9'11" x 8'0" (3.02 x 2.44)

Double glazed window to side, tiling for splash back, matching range of wall and base units, space for all appliances, one and half bowl stainless steel sink with mixer tap and drainer inset to work top, vinyl flooring throughout.

Dining Room

Recently extended with brick fire place, tv point, radiator, carpets, double glazed windows/doors to garden, door to:

Downstairs WC

With WC, wash hand basin and window.

Stairs leading up to;

First Floor Landing

Smooth finished walls and carpet.

Master Bedroom

Double glazed window to front aspect with further double glazed windows into bay, radiator, carpets.

En-suite Shower Room

Part tiled walls for splash back, walk in shower with electric shower, push flush w/c, wash hand basin with chrome mixer tap.

Bedroom Two 11'1" x 9'6" (3.38 x 2.90)

Double glazed window to rear aspect over looking the garden, radiator, carpet.

Bedroom Five 6'0" x 11'0" (1.83 x 3.35)

Double glazed window to rear aspect overlooking the garden, radiator, carpet.

Family Bathroom

Tiled walls for splash back, double glazed frosted window to side aspect, panel enclosed bath with overhead shower and glass shower screen, wash hand basin inset to vanity unit, enclosed push flush toilet, heated towel rail, airing cupboard, vinyl flooring.

Top Floor Landing

Smooth finished walls, sky light window, carpet.

Bedroom Four 16'9" into recess x 9'6" (5.11 into recess x 2.90 (5.10 x 2.89))

Double glazed double aspect windows providing views over the downs, radiator, storage into eaves, access to loft storage, carpet.

Bedroom Three 16'9" into recess x 9'6" (5.11 into recess x 2.90 (5.10 x 2.89))

Double glazed double aspect windows providing views over the downs, radiator, eaves storage, carpets.

Garage

Wood doors opening to side

Garden

Enclosed garden space with laid to lawn grass, decorative shrubbery and hard standing concrete to front and rear of garage, double doors opening to side to allow car access.

Front Garden

Offering off road parking for up to three vehicles



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

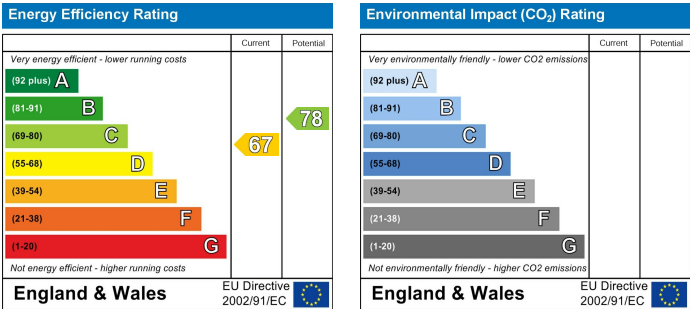
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Floorplan



Total area: approx. 136.8 sq. metres (1473.0 sq. feet)



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