



Offers In Excess Of  
**£315,000**  
 Freehold

## Water Lily Way, Worthing

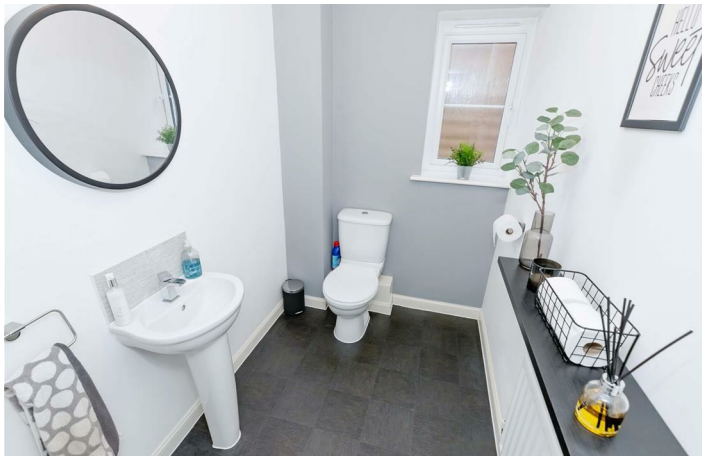
- Semi-Detached House
- Two Large Double Bedrooms
- Good-Sized Living Room
- Modern kitchen
- Downstairs WC
- Well-Presented Rear Garden
- Electric Charging Port
- Council Tax Band - C
- Off-Road Parking
- EPC Rating - B

We are delighted to offer to the market this spacious two-bedroom semi-detached family home, ideally situated in the heart of this popular West Durrington location close to local parks, shops, schools, David Lloyd, and having easy access to both the A27 and the A280 nearby. The accommodation comprises an entrance hallway, a modern kitchen, a good-sized living room, and a downstairs WC. Upstairs, there are two double bedrooms and a family bathroom. Other benefits include a well-presented rear garden and off-road parking for multiple vehicles with an electric charging port.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial





## Accommodation

Composite front door to:

### Hallway

Radiator. Storage cupboard. Understairs storage. Wall mounted thermostat. Door to:

### Living Room 14'9" x 10'8" (4.52 x 3.27)

Radiators. Double glazed window and double glazed door to rear garden.

### Kitchen 10'4" x 8'4" (3.16 x 2.56)

Spotlights. Wall, drawer and base units. Space for fridge/freezer and washing machine. Integrated oven and four ring gas hob with overhead extractor. Boiler cupboard. One and a half bowl basin and drainer. Double glazed window.

### Downstairs WC

Low level flush WC. Wash hand basin and pedestal. Radiator. Frosted double glazed window.

### First Floor Landing

Spacious cupboard with shelving. Loft hatch.

### Bedroom One 14'9" x 10'2" (4.52 x 3.11)

Dual aspect double glazed windows. Dual radiators.

### Bedroom Two 14'8" x 8'11" (4.49 x 2.72)

Dual aspect double glazed windows. Radiators.

### Bathroom

Double glazed frosted window. Basin and pedestal. Low level flush WC. Tiled splashback. Bath with shower attachment and screen. Spotlights. Radiator.

### Garden

Good-sized rear garden which leads out from the living room onto a patio area. Further to this is a lawn area followed by a raised decking to the rear with a timber built shed. Other benefits include an outside tap, and side access leading to:

### Driveway

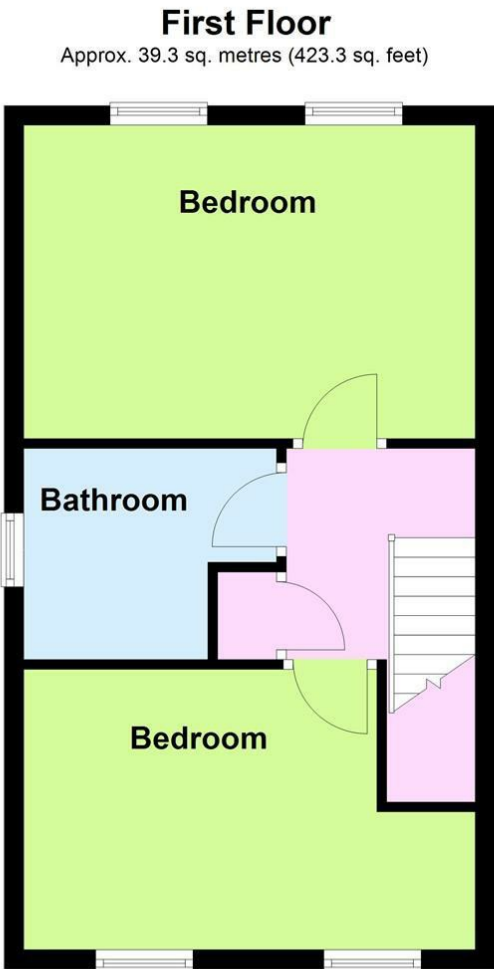
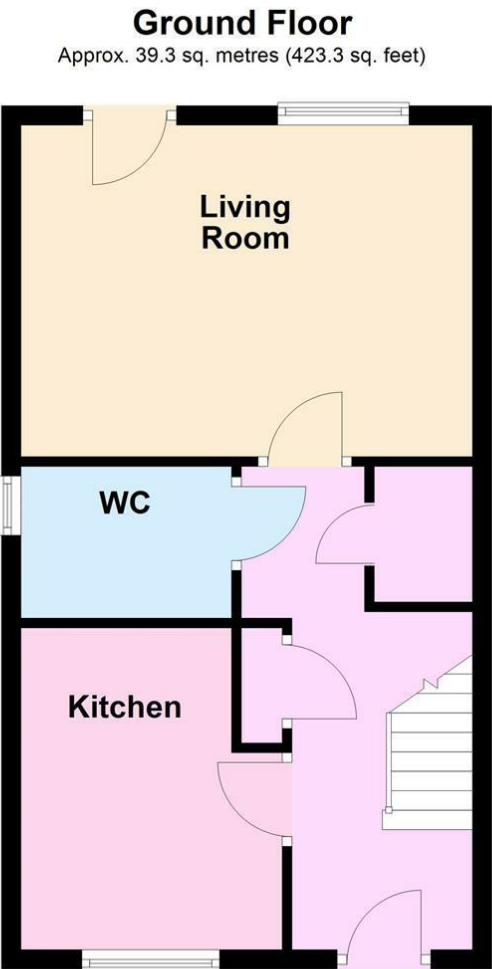
Car hardstanding driveway providing off-road parking for multiple vehicles. Electric car charging point. Side access to rear garden.

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

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


www.robertluff.co.uk





Total area: approx. 78.6 sq. metres (846.6 sq. feet)

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          | 84      | 96                         |
| (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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.