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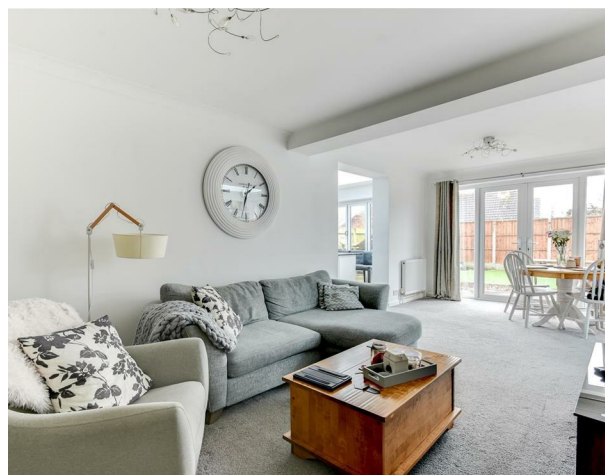


Description

We are delighted to offer to market this beautifully presented four bedroom detached home ideally situated in this sought after Broadwater location close to local shops, good schools, parks, bus routes and the mainline station. Accommodation offers Kitchen/Breakfast Room, Lounge/Diner, a further Reception Room/Games Room, four bedrooms and two bathrooms. The property also benefits from a new boiler with a 10 year warranty, west facing rear garden, garage, driveway with parking for multiple vehicles and is chain free.

Key Features

- Detached House
- Two Bathrooms
- West Facing Rear Garden
- Driveway for Multiple Vehicles
- EPC Rating D
- Four Bedrooms
- Three Reception Rooms
- Garage
- Council Tax Band D
- Chain Free



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Entrance Porch

Door to side.

Entrance Hall

Door to porch, radiator and storage cupboard.

Kitchen/Breakfast room

6.69 x 2.70 (21'11" x 8'10")

Fitted kitchen with range of wall and base units, one and half bowl sink and drainer, integrated electric hob, integrated double electric oven, plumbing for washing machine and dishwasher, wall mounted combination boiler, space for American style fridge/freezer, breakfast bar, radiator, double glazed bi-folding doors to rear and side, double glazed pitched skylight.

Lounge/Diner

7.71 x 3.16 (25'3" x 10'4")

With three radiators, tv point and double glazed french doors to rear garden.

Reception/Games Room

7.86 x 2.48 (25'9" x 8'1")

With two radiators, double glazed pitched roof skylight, double glazed french doors to rear garden and door into garage.

Bedroom Three

4.08 x 3.16 (13'4" x 10'4")

With radiator, tv point, under stairs cupboard and double glazed window to front.

Bedroom Four

2.95 x 2.71 (9'8" x 8'10")

With radiator and double glazed window to front.

Bathroom

With double glazed frosted window to side, towel rail, button WC, single pedestal wash hand basin, panel enclosed bath with shower over and tiled floor and walls.

Landing

With split stairs on one side, airing cupboard to other side.

Bedroom One

4.08 x 3.62 (13'4" x 11'10")

With double glazed window to front, fitted wardrobe, loft access, tv point and eaves storage.

Bedroom Two

3.97 x 3.82 (13'0" x 12'6")

Double glazed window to rear, radiator, eaves storage, tv point and loft access.

Bathroom

With double glazed frosted window to side, towel rail, panel enclosed bath with shower over, wash hand basin set in vanity unit, dual button WC, tiled walls and extractor fan.

Rear Garden

West facing and fence enclosed garden with gated side access, artificial grass, storage shed and mainly laid to patio.

Driveway

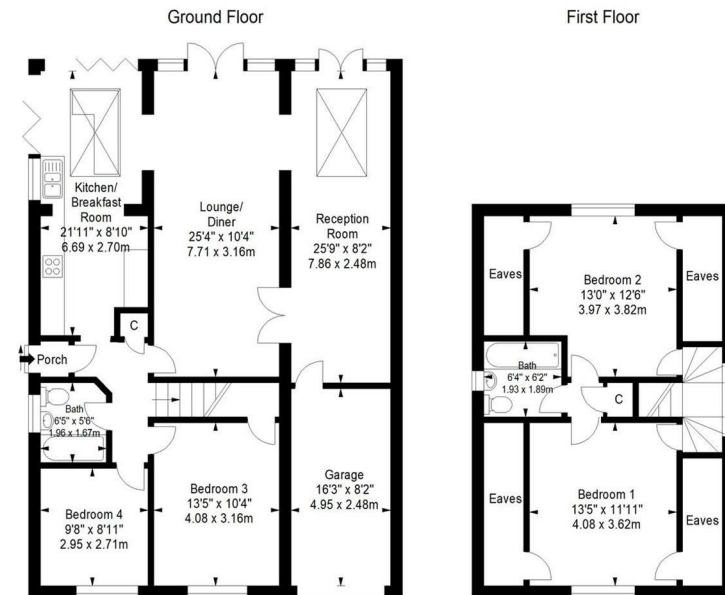
Parking for multiple vehicles.

Garage

Up and over door.



Floor Plan Alfriston Road



Approximate gross internal floor area 169.8 sq m/ 1827.8 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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.

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