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4



1



C





## Description

We are delighted to offer to the market this four bedroom semi detached house, ideally situated in this sought-after Salvington location, with local shops, schools, parks, bus routes, and having easy access to both the A27 and A24 all nearby.

Accommodation offers good bedroom sizes and a large amount of living space and benefits from a generous sized west garden with garage and parking.

## Key Features

- Semi Detached house
- Four Bedrooms
- Garage
- Driveway
- Extended
- West Garden
- EPC rating - C
- Great Living Space

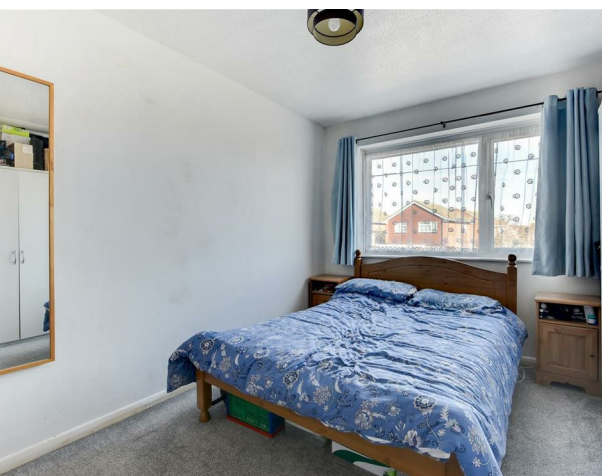


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### Porch

PVC front door, glazed window to side, glazed front door to:

### Entrance Hall

Stairs to first floor, radiator.

### Lounge

**4.51 x 3.92 (14'9" x 12'10")**  
Radiator and large double glazed window to front.

### Dining Area

**5.52 x 2.35 widening to 2.40 (18'1" x 7'8" widening to 7'10")**  
Storage cupboard downstairs housing gas and electric meters, double glazed patio doors to garden, two radiators.

### Kitchen

**2.80 x 2.46 (9'2" x 8'0")**  
Large storage cupboard, range of matching floor and wall units with inset one and half bowl composite sink, space and plumbing for free standing oven and fridge/freezer, part tiled walls, glazed window to side, vinyl flooring, opening to:

### Utility Area

**2.45 x 1.90 (8'0" x 6'2")**  
Wall mounted combi boiler, space and plumbing for washing machine and tumble dryer, range of storage cupboards, glazed window to side, part tiled walls, vinyl flooring, radiator, full height double glazed door to garden.

### First Floor Landing

Storage cupboard, access to loft space.

### Bedroom One

**3.72 x 2.85 (12'2" x 9'4")**  
Double glazed window to front, radiator.

### Bedroom Two

**2.55 narrowing to 2.02 x 3.64 (8'4" narrowing to 6'7" x 11'11" )**  
Double glazed window to side, radiator.

### Bedroom Three

**2.47 x 2.44 (8'1" x 8'0")**  
Double glazed window to rear, radiator.

### Bedroom Four

**2.77 x 1.97 (9'1" x 6'5")**  
Radiator, double glazed window to front.

### Bathroom

Panelled bath with shower over, low-level w.c, vanity unit with inset sink, glazed window to rear, lino flooring, heated towel rail and extractor fan.

### Front Garden

Driveway with parking for multiple cars, mainly laid to lawn, path to door.

### Rear Garden

West facing, mainly laid to lawn, patio area and side access from front.

### Garage

Up and over main door, power and light, parking to front, extended to rear offering storage/office space, personal door to garden.

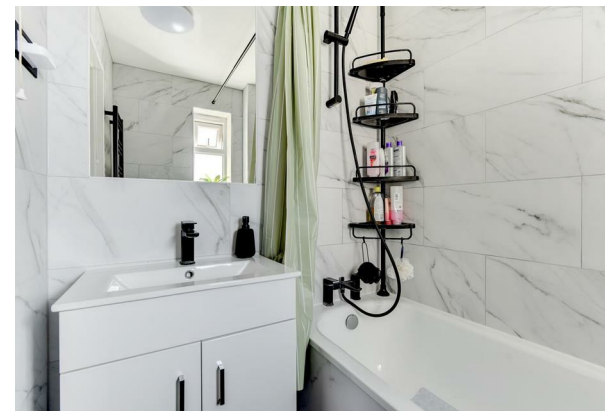




## Floor Plan New Road



Approximate gross internal floor area 118.7 sq m/ 1277.7 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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.

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