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Description

We are delighted to offer to the market this nicely finished and decorated two bedroom terraced home, situated in this favoured Durrington location close to local schools, supermarkets, parks, David Lloyd gym, bus routes, and having easy access to both the A27 and A24 nearby.

Accommodation offers a spacious lounge/diner leading to a modern fitted kitchen, two double bedrooms and a family bathroom. The property also benefits from a good size west facing rear garden, an allocated parking space and a garage.

Key Features

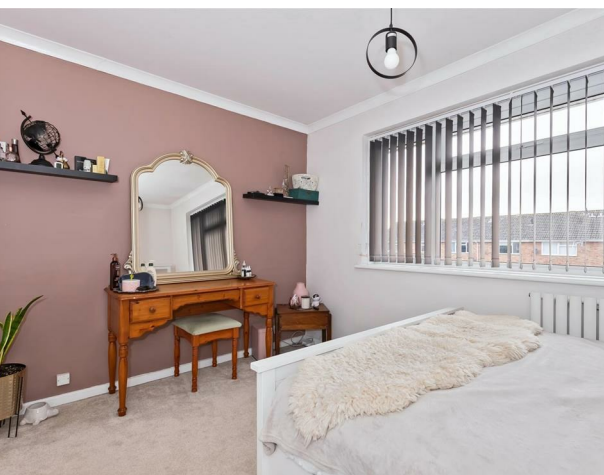
- Terraced House
- Redeclared Throughout
- Double Glazing
- Allocated Parking Space & Garage
- Two Double Bedrooms
- Lounge/Dining Room
- West Facing Rear Garden
- Council Tax Band B



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uPVC double glazed door to:

Entrance Porch

With a hanging rail, laid wood effect flooring and glazed door through to:

Lounge/Dining Room

5.11 x 3.80 (16'9" x 12'5")
Double glazed window to front, two electric radiators, coving and a glazed door to:

Kitchen

3.80 x 2.71 (12'5" x 8'10")
Range of white fronted units with working surfaces incorporating a one and a half bowl sink with mixer tap, electric Beko oven, four ring hob, glass extractor fan over, tiled splashback walls, further appliance space and space and plumbing for dishwasher, double glazed window and double glazed door to rear garden, larder cupboard with shelves and housing the electric meters.

Stairs to:

First Floor Landing

With loft hatch and cupboard with slatted shelves.

Bedroom One

3.32 (max) x 2.40 (max)
(10'10" (max) x 7'10" (max))
Double glazed window, electric radiator, cupboard with hanging and shelf and view of rear garden.

Bedroom Two

3.80 (max) x 2.71 (max)
(12'5" (max) x 8'10" (max))
Cupboard with hanging, electric radiator, part wood panel wall and view to the front.

Bathroom

1.99 x 1.87 (6'6" x 6'1")
Panel enclosed bath with telephone style mixer tap and period style shower with rainfall head, period style basin, low flush WC, part wood panelled walls, tiled walls, extractor fan and heated towel rail.

Outside

Rear Garden

Westerly aspect, fence and wall enclosed, laid lawn area, patio area and gate to rear with access to parking space and garage in compound.

Front Garden

Laid with brick patio.

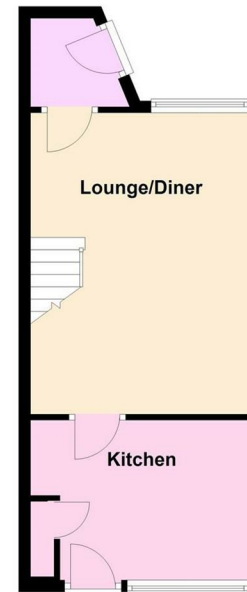
Parking

Allocated parking space to the rear of the property and garage in compound.

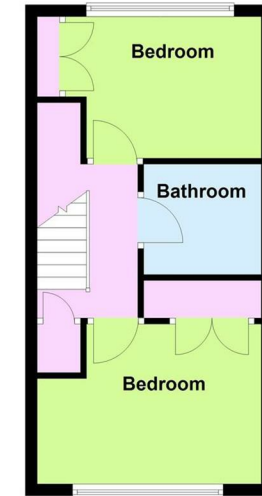


Floor Plan Alberta Walk

Ground Floor
Approx. 32.3 sq. metres (347.9 sq. feet)



First Floor
Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 62.4 sq. metres (671.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 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	

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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