



1



3



1



C



Description

We are delighted to offer to market this well presented mid-terrace family home ideally situated in a quiet cul-de-sac within the popular Tarring area close to local shops, parks, restaurants, schools and the mainline station.

Accommodation offers kitchen, lounge/diner, downstairs WC, three bedrooms and a family bathroom. The property also benefits from double glazing, gas fired central heating and a west facing rear garden with a versatile shed/office equipped with power, lighting, and internet access.

Key Features

- Terraced Family Home
- Downstairs WC
- Double Glazing
- Garden Office
- EPC - TBC
- Three Bedrooms
- Gas Fired Central Heating
- West Facing Rear Garden
- Council Tax Band C



robertluff.co.uk

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

Robert
Luff & Co



Entrance Hall

Double glazed door to front, radiator and under stairs cupboard.

Lounge/Diner

7.08 x 3.98 (23'2" x 13'0")

Double glazed window to front, radiator, tv and telephone point and double glazed french doors to rear garden.

DownstairsWC

Low level WC and wall mounted wash hand basin.

Kitchen

2.44 x 2.36 (8'0" x 7'8")

Double glazed window to rear, wall mounted combination boiler, plumbing and space for washing machine and dishwasher, tiled splashback, one and a half bowl sink/drain, integrated electric oven and gas hob and cooker hood.

Bedroom Three

2.60 x 1.90 (8'6" x 6'2")

Double glazed window to front, radiator and fitted over stairs storage cupboard.

Bathroom

Double glazed frosted window to front, towel rail, dual button WC, tiled walls, wall mounted wash hand basin, panel enclosed bath with electric shower over.

Rear Garden

West facing with gated twitten access, fence enclosed, decking area, storage shed, outside office with power, light and internet.

Front Garden

Laid to lawn with bin store.



Landing

Loft access and airing cupboard.

Bedroom One

4.29 x 3.08 (14'0" x 10'1")

Double glazed window to front and radiator.

Bedroom Two

3.09 x 2.53 (10'1" x 8'3")

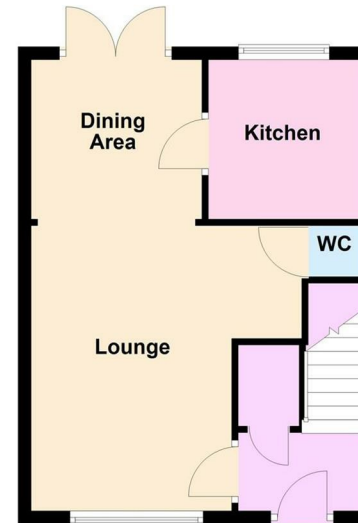
Double glazed window to rear and radiator.



Floor Plan Lenhurst Way

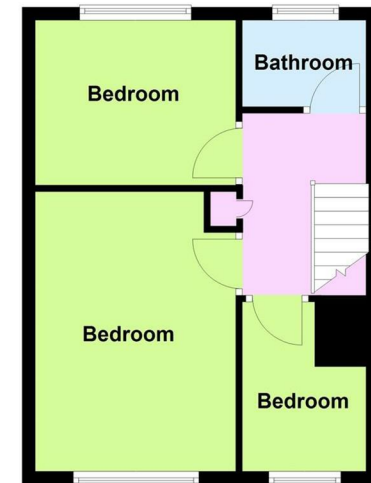
Basement

Approx. 35.2 sq. metres (378.4 sq. feet)



Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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 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.

robertluff.co.uk

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

Robert
Luff & Co