



1



3



1



B



Description

Robert Luff & Co are pleased to offer this new build 3-bedroom home which offers modern living with ample storage, high-quality flooring, and fitted blinds in every room. The properties include modern appliances such as a built-in electric oven, gas hob, washer dryer, and fridge freezer. The garden features a large lawned area to rear.

Located between Worthing seafront and the South Downs National Park in a prime location with parks, schools, and leisure facilities nearby. A newly-built community centre is part of the development, and essential amenities like Tesco Extra, a pharmacy, and Costa are within walking distance. Worthing town centre provides shopping, dining, and entertainment options, while Brighton and Chichester are easily accessible. The nearby Goring-By-Sea train station offers direct services to London Victoria.

Key Features

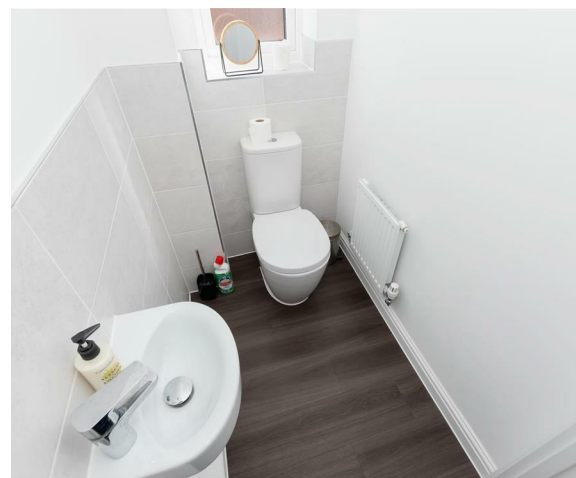
- Recently Build 3 Bedroom Home
- Private Garden
- EPC Energy Rating B (83)
- Primary with en-suite further family bathroom
- Lawned rear garden
- Modern Appliances Included
- Prime Location Between Worthing seafront and the South Downs
- Convenient Amenities Nearby
- Ground floor WC
- Kitchen / breakfast room



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Floor Plan Windflower Chase



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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.

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