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## Description

We are pleased to offer to the market this well presented detached house, ideally situated in this favoured location close to local shops, schools, parks, bus routes and mainline station nearby.

Accommodation offers kitchen/diner, utility room, living room and ground floor WC. Upstairs there are three bedrooms and a family bathroom. The property also benefits from a double glazed windows, gas fired central heating, a private rear garden and off road parking.

## Key Features

- Well Presented Detached House
- Kitchen/Diner
- Ground Floor WC
- Gas Fired Central Heating
- Off Road Parking
- Three Bedrooms
- Utility Room
- Double Glazing
- Private Rear Garden
- Council Tax Band





### Entrance Hall

Door to front, radiator, phone point and burglar alarm control panel.

### Kitchen/Diner

**5.52 x 3.52 (max) (18'1" x 11'6" (max))**

Double aspect, double glazed windows to front and side, two radiators, modern fitted kitchen with range of wall and base units, integrated dishwasher, integrated fridge/freezer, one and a half bowl sink/drain, integrated double oven, integrated gas hob, cooker hood and storage cupboard.

### Utility Room

**1.78 x 1.47 (5'10" x 4'9")**

Integrated washing machine, cupboard housing combo boiler, extractor fan, radiator, wall and base units, double glazed door to side access.

### Ground Floor WC

Dual button WC, part tiled walls, radiator, extractor fan and single pedestal wash hand basin.

### Living Room

**5.51 x 3.01 (18'0" x 9'10")**

Double aspect with double glazed window to front and double glazed French doors to garden, two radiators, tv point and telephone point.

### First Floor Landing

Loft access and storage cupboard over the stairs.

### Bedroom One

**5.51 x 3.05 narrowing to 1.76 (18'0" x 10'0" narrowing to 5'9")**

Double aspect, double glazed windows to front and side, two radiators, telephone point and tv point.

### En Suite Shower Room

Double glazed frosted window to front, extractor fan, dual button WC, towel radiator, single pedestal wash hand basin, shower cubicle and part tiled walls.

### Bedroom Two

**3.13 x 2.70 (10'3" x 8'10")**

Radiator and double aspect, double glazed windows to front and side.

### Bedroom Three

**2.70 x 2.19 (8'10" x 7'2")**

Radiator and double glazed window to side.

### Family Bathroom

Double glazed frosted window to front, part tiled walls, extractor fan, panel enclosed bath with shower over, dual button WC, single pedestal wash hand basin and towel radiator.

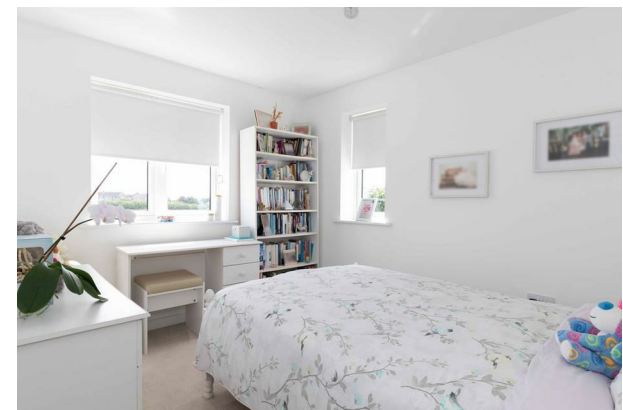


**Rear Garden**

Wall and fence enclosed, outside power, gated access to both sides, outside tap, paved area and laid to lawn with storage shed.

**Parking**

For multiple vehicles.







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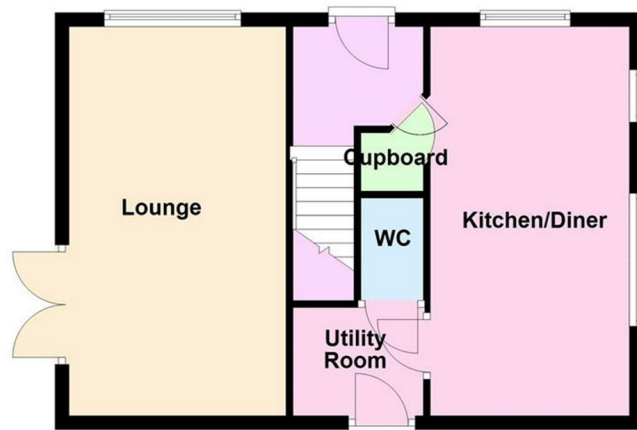
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## Floor Plan Peony Grove

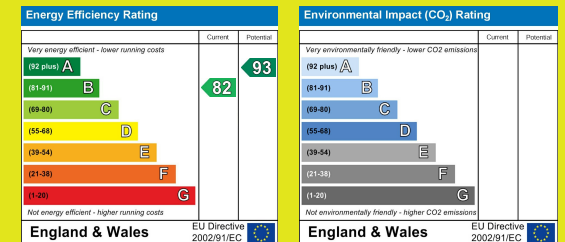
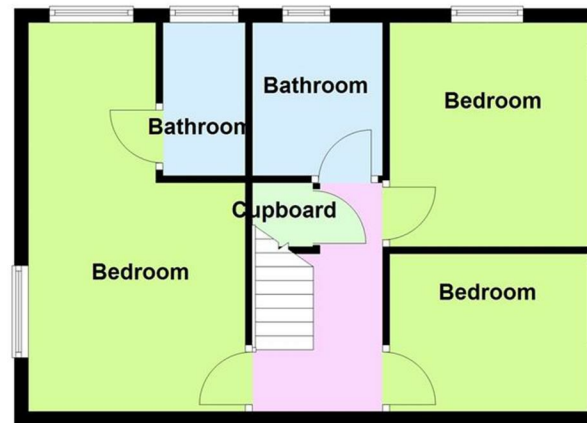
### Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



### First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



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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