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## Description

We are delighted to offer to the market this well presented, three bedroom semi detached home, ideally located close to local shops, schools, and the mainline train station.

The ground floor features a generously sized L-shaped lounge/dining room, a well-appointed kitchen/breakfast room, and a convenient WC. Upstairs offers three good sized bedrooms, including a principal bedroom with its own en suite shower room. The property also benefits from two parking spaces to the front, and a large west facing garden.

## Key Features

- Semi Detached Family Home
- L-Shaped Lounge/Dining Room
- Integrated Kitchen Appliances
- En Suite Shower Room
- Large West Facing Rear Garden
- Three Good Size Bedrooms
- Kitchen/Breakfast Room
- Ground Floor WC
- Two Parking Spaces
- Council Tax Band D





Frosted double glazed door to:

### Hallway

With radiator, under stairs storage cupboard housing electric meters, and door to:

### Ground Floor Cloakroom

Low flush WC, wall mounted electric consumer unit, basin with mixer tap, tiled splashback walls, frosted double glazed window and downlighters.

### Spacious L-Shaped

### Lounge/Dining Room

**5.09 (max) x 4.25 (max) (16'8" (max) x 13'11" (max))**

Laid wood effect flooring, radiator, double glazed window with view of west facing rear garden and double opening french doors to the rear garden.

### Kitchen/Breakfast Room

**3.61 x 2.92 (11'10" x 9'6")**

Range of high gloss fitted base and wall units, roll top working surfaces incorporating a stainless steel sink with mixer tap, fitted Zanussi electric oven and Zanussi four ring gas hob with extractor fan over, splashbacks, integrated fridge/freezer, integrated Zanussi dishwasher, Zanussi washing machine, double glazed windows to front, downlighters, cupboard enclosed Ideal Logic boiler, space for breakfast table, and radiator.

Stairs to:

### First Floor Landing

With loft hatch and cupboard.

### Bedroom One

**4.8 (max into recess) x 2.93 (15'8" (max into recess) x 9'7")**

Radiator, double glazed window with view of rear garden, door to:

### En Suite

Fitted shower cubicle, low flush WC, basin with mixer tap, tiled splashbacks, tiled floor, heated towel rail and window with view of rear garden.

### Bedroom Two

**3.02 x 2.91 (9'10" x 9'6")**

Radiator, and double glazed window.

### Bedroom Three

**2.90 x 2.02 (9'6" x 6'7")**

Radiator and double glazed window.

### Bathroom

Panel enclosed bath with glass screen, fitted Mira shower, pedestal basin with mixer tap, low level flush WC, tiled splashbacks, downlighters, frosted double glazed window, and heated towel rail.

### Outside

### Front Area

With two allocated parking spaces.

### Rear Garden

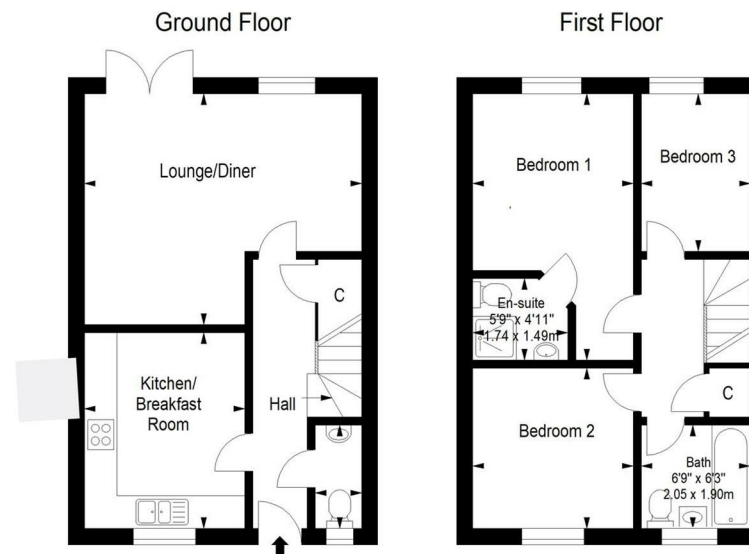
**15.5 (50'10")**

Westerly aspect with timber built shed with pitched roof and gate for side access.





## Floor Plan Windflower Chase



Approximate gross internal floor area 81.6 sq m/ 878.4 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			96
(81-91) B		84	
(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 <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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