



Offers In Excess Of
£280,000
Freehold

Manitoba Way, Worthing

- Semi Detached Bungalow • Open Plan Living Area
- South Facing Rear Garden • Off Road Parking
- Close to Local Amenities • EPC Energy Rating C & Bus Routes
- Council Tax Band C

We are delighted to offer to the market this one double bedroom semi-detached bungalow, ideally situated in a popular location close to the Tesco shopping complex and convenient bus routes.

The property features a spacious open-plan lounge and dining area with doors leading to a south-facing rear garden, a modern kitchen with Bosch appliances and breakfast bar, a refitted shower room, and a well-proportioned double bedroom.

Further benefits include double glazing, gas-fired central heating, and a driveway providing off-road parking for several vehicles. The sunny rear garden offers patio areas, perfect for relaxing or entertaining.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Part double glazed front door leading into:

Entrance Hall

Laminate oak style flooring, loft hatch, wall mounted fuse board, downlights, door leading to:

Open Plan Lounge/Dining Room 10'4" x 9'8" (3.16 x 2.95)

Double glazed patio doors overlooking and leading out onto the garden, oak effect laminate flooring, designer radiator, TV point, telephone point, space for formal dining room table and chairs, skimmed ceiling with spotlights, and all open plan to:

Kitchen/Breakfast Area 15'11" x 9'4" (4.86 x 2.87)

Double glazed window to rear overlooking the rear garden, single sink unit inset to marble effect worktops with mixer tap and drainer, matching range of wall and base units with built-in Bosch oven and four ring gas hob, matching Bosch stainless steel extractor above, space and plumbing for washing machine, dishwasher and fridge/freezer, extended breakfast bar with space for stools, matching splashback, and skimmed ceilings with spotlights.

Bedroom One 15'7" x 9'11" (4.77 x 3.04)

Two double glazed windows to front, TV point, telephone point, decorative radiator, space for wardrobes, skimmed ceiling, and spotlights.

Refitted Shower Room

Double glazed frosted window to side aspect, walk-in corner glass shower enclosure with mains shower and floating head, low level flush WC, wash hand basin inset to high-gloss vanity unit below with designer chrome mixer tap, wall mounted heated towel rail, fully tiled floor, part tiled walls, shaving point, and extractor fan.

Outside

South Facing Rear Garden

Enjoying sunlight throughout the day, the garden features a large patio area directly off the back of the house, ideal for entertaining. Steps lead up to a further west facing patio, perfect for soaking up the afternoon sun until sunset. The garden is mainly laid to lawn with attractive flower and shrub borders, and a concrete path leads through to a potting shed. A gate provides convenient side access.

Front Garden

Driveway to the front and leading to the side of the property, providing off road parking for several vehicles.

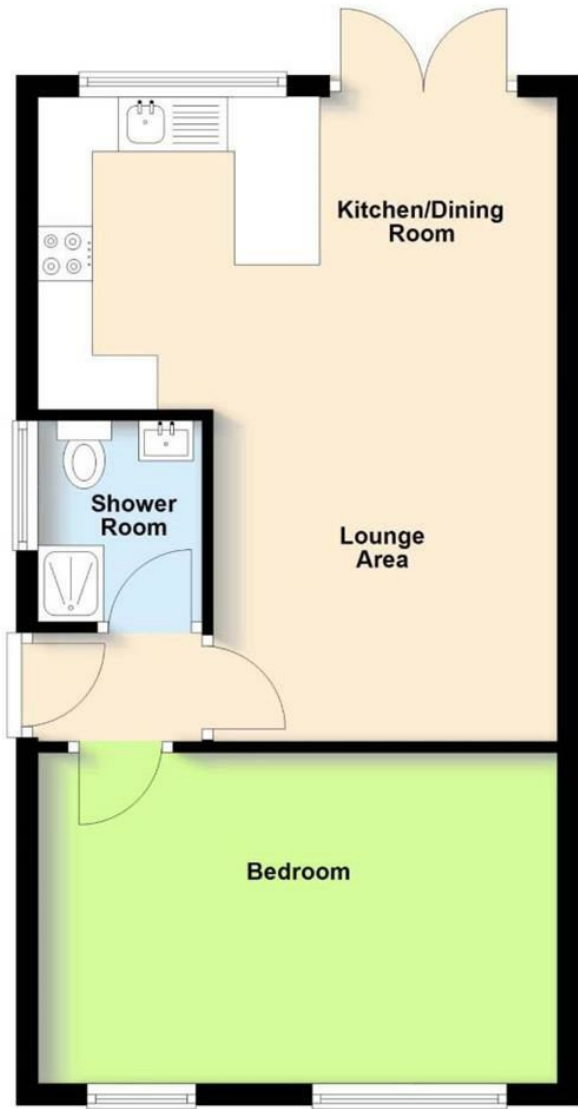


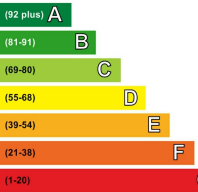
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Floor Plan
Approx. 43.5 sq. metres (467.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
			
			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(1-20) G			
Not environmentally friendly - higher CO2 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.