



Asking Price
£675,000
Freehold

Fairway Close, Worthing

- Detached Family Home
- Bay-Fronted Living Room
- En-Suite & Downstairs WC
- Off-Road Parking
- Garage
- Four Double Bedrooms
- Spacious & Modern Kitchen/Family Room
- Well-Maintained Rear Garden
- Council Tax Band - F
- EPC Rating - C

We are delighted to offer to the market this four-bedroom detached family home, ideally situated in this beautiful cul-de-sac location in the highly sought-after Charmandean area, close to local shops, schools, parks, bus routes, and the popular Hill Barn golf course. The accommodation, which was built in 2014, offers a covered porch, an entrance hallway, a spacious bay-fronted living room, and a large and modern open-plan kitchen/family room. Upstairs, there are four double bedrooms, one of which has an en-suite shower room, and a modern family bathroom. Other benefits include a downstairs WC, a beautifully presented rear garden, two allocated parking spaces, and a garage.

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Accommodation

Covered Porch

Small path leading to front door with slate beds on either side. Outside light. Partially double glazed composite front door to:

Entrance Hallway

Two westerly aspect double glazed windows. Radiator. Engineered oak flooring. Built-in double storage cupboard. Wall mounted central heating thermostat. Two ceiling light points. Understairs storage cupboard with light point. Door to:

Living Room 20'8" x 12'2" (6.30 x 3.72)

Westerly aspect double glazed bay window. Fireplace with tiled insert, slate hearth and a log burner. Two radiators. Engineered oak flooring. Two ceiling light points.

Open-Plan Kitchen/Family Room 22'2" x 19'10" (6.77 x 6.06)

Large range of wall, base and draw units. Granite work surfaces incorporating a single drainer sink unit with a mixer tap. Inset five ring gas hob with extractor hood over. Integrated dishwasher. Fitted 'Bosch' double oven and grill. Space for concealed washing machine. Space for upright fridge/freezer. Island with additional storage, drawers and seating for a breakfast bar. Space for formal dining table and chairs. Tiled flooring. Radiator. Spotlights and two ceiling light points. Two northerly aspect double glazed windows. Further easterly aspect double glazed windows and french doors to rear garden.

Downstairs WC

Concealed push button low level flush WC. Wash hand basin with mixer taps inset to vanity unit below. Chrome heated towel rail. Fully tiled walls. Spotlights and extractor fan.

First Floor Landing

Stairs front hallway leading up. Southerly aspect velux window. Built-in double airing cupboard housing a wall mounted central heating boiler and slatted shelving. Access to loft space.

Bedroom One 16'0" x 11'0" (4.89 x 3.36)

Easterly aspect double glazed windows. Fitted wardrobes. Radiator. Door to:

En-Suite Shower Room

Fitted suite comprising of a step in shower cubicle with rainfall head, separate attachment and tiled surround. Wash hand basin with mixer tap inset into a vanity unit below. Concealed push button low level flush WC. Chromed heated towel rail. Fully tiled walls. Tiled flooring. Spotlights and extractor fan. Northerly aspect double glazed velux window.

Bedroom Two 14'3" x 11'2" (4.35 x 3.41)

Westerly aspect double glazed windows offering park views. Fitted wardrobes. Radiator.

Bedroom Three 14'10" x 8'3" (4.53 x 2.54)

Westerly aspect double glazed windows offering park views. Fitted wardrobes. Radiator.

Bedroom Four 12'4" x 8'3" (3.77 x 2.54)

Easterly aspect double glazed windows. Radiator.

Bathroom

Roll top bath with mixer tap. Step-in shower cubicle with rainfall head, separate attachment and tiled surround. Wash hand basin with mixer tap inset into a vanity unit below. Concealed push button low level flush WC. Chrome heated towel rail. Electric shaver point. Fully tiled walls. Tiled flooring. Spotlights and extractor fan. Northerly aspect double glazed velux window.

Rear Garden

The first area of the garden is beautifully paved, and being the full width of the property, it offers an ideal seating area for the whole family. This area is then laid to a well-maintained lawn area, and with the whole garden being enclosed by a flint wall, fence panelling, and mature trees, it allows the garden to enjoy its own privacy. The garden also benefits from outside lights, a water tap, and a gate offering side access.

Garage

Pitched roof, brick built garage accessed via an up and over door.

Allocated Parking

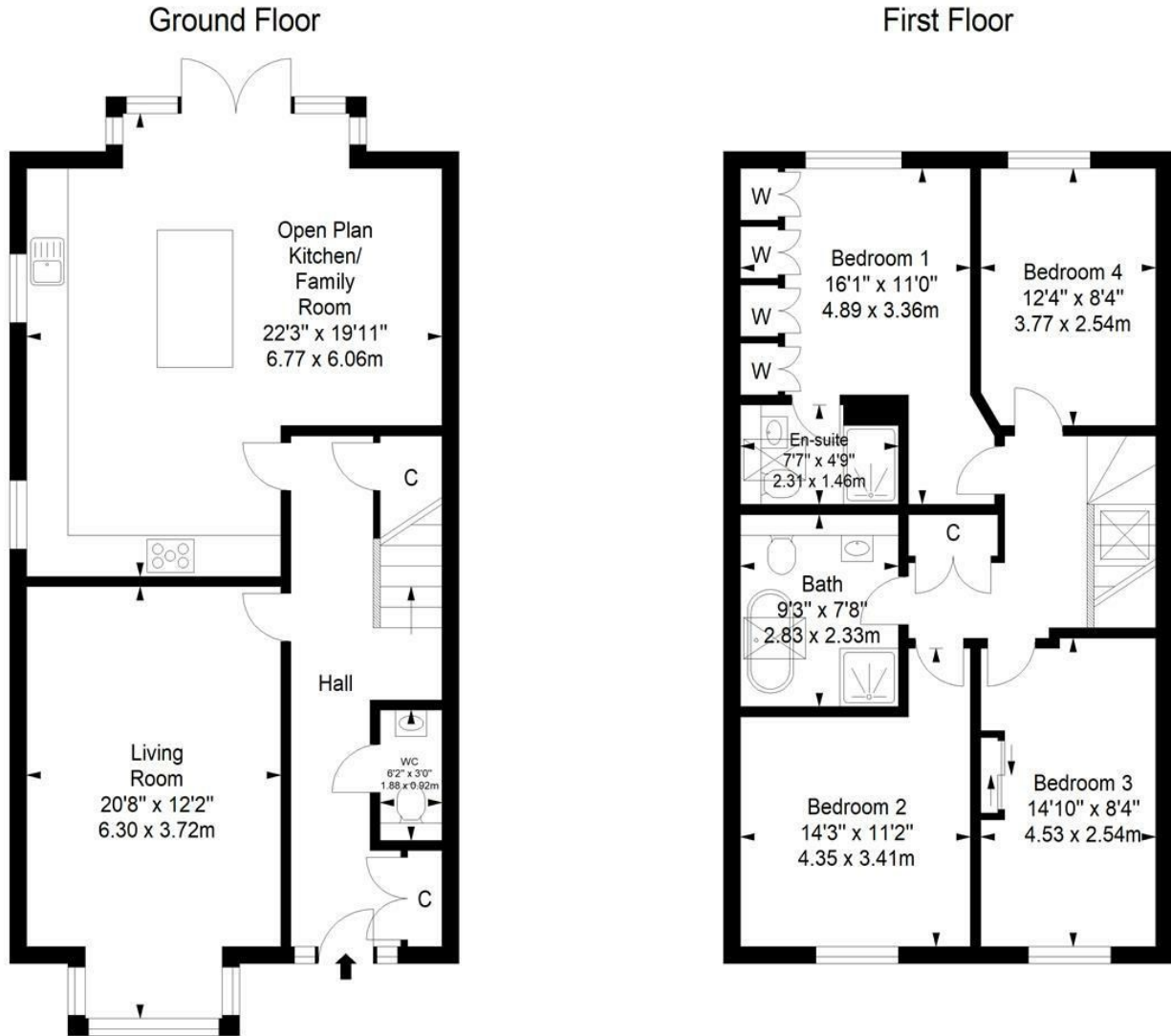
Two allocated parking spaces opposite the property.



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Approximate gross internal floor area 142.1 sq m/ 1529.6 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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