



Kilham Way, Ferring

Offers In Excess Of
£475,000
Freehold

- Detached House
- Four Bedrooms
- Garage
- West Garden
- Chain Free
- EPC - B
- Freehold
- Council Tax Band - E

Robert Luff & Co are delighted to offer this modern four bedroom detached home being sold with the remainder of the New Homes Builders warranty. It is situated in good proximity to local shops, transport and other amenities. The property is arranged over two floors and in brief comprises of entrance hall, living room, cloakroom/w.c, fitted kitchen family room and utility room. On the first floor are four good size bedrooms, one with an en-suite shower/w.c and family bathroom/w.c. as well as three other good sized bedrooms. Outside there are two allocated parking spaces located next to a good size pitched roof garage. The rear garden is low maintenance and benefits a personal door to the garage too. Internal viewing is essential to fully appreciate this property.

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**Robert
Luff & Co**
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Accommodation

Entrance Hall

Part obscured double glazed front door, storage cupboard under stairs, wall mounted fuse board, radiator, vinyl tile flooring.

Lounge 10'9" x 14'8" (3.29 x 4.48)

Large double glazed window to front, radiator

Kitchen / Diner 17'7" x 11'0" (5.38 x 3.36)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated fridge/freezer, dishwasher and electric oven with four point gas hob and extractor over, wall mounted combi boiler housed in corner, access to utility area, vinyl tile flooring, full height double glazed french doors to garden, further double glazed window to rear, radiator.

Utility Room

Built in storage cupboard and worktop, integrated washing machine, extractor fan.

W.C ()

Low level W.C, pedestal wash hand basin with mixer tap over, radiator, vinyl tile flooring, extractor fan.

First Floor Landing

Access to all rooms, loft hatch with pull down ladder, radiator.

Bedroom One 12'5" x 10'5" (3.81 x 3.19)

Double glazed window to rear, radiator, access to en-suite

En-Suite

Shower cubical with glass screen and electric shower above, low level W.C, pedestal wash hand basin with mixer tap over, heated towel rail, part tiled walls, vinyl flooring.

Bedroom Two 10'10" x 10'5" (3.31 x 3.18)

Double glazed window to front, radiator.

Bedroom Three 10'10" x 6'11" (maximum) (3.31 x 2.12 (maximum))

Double glazed window to rear, radiator

Bedroom Four 6'11" x 7'3" (2.13 x 2.22)

Double glazed window to front, radiator

Bathroom

White bathroom suite, PVC panelled bath with glass screen and thermostatic shower over, low level W.C, pedestal wash hand basin with mixer tap over, part tiled walls, heated towel rail, extractor fan.

Rear Garden

West facing, mainly laid to lawn, patio section with path and personal door to garage, side access gate.

Garage

Brick built and pitched roof construction, up and over main door, power and lighting, personal door to garden.

Parking Spaces

Two allocated parking spaces to side of garage, accessed via Bennett Gardens



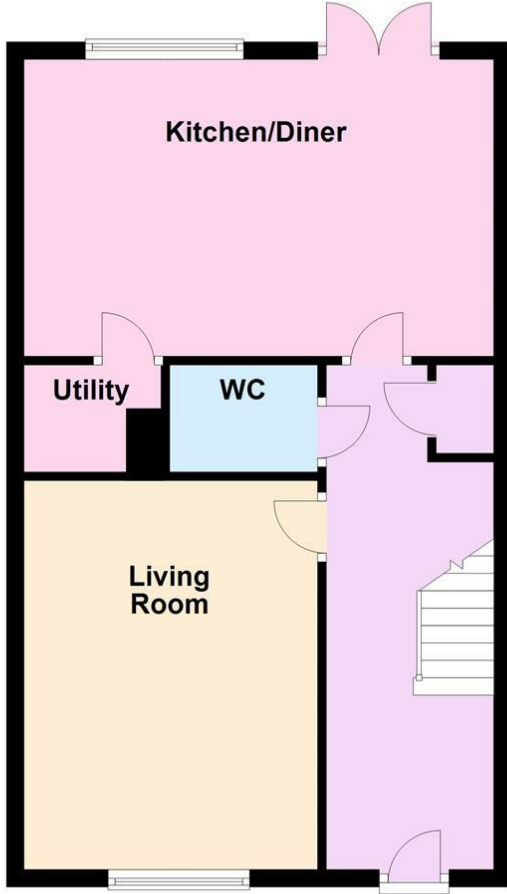
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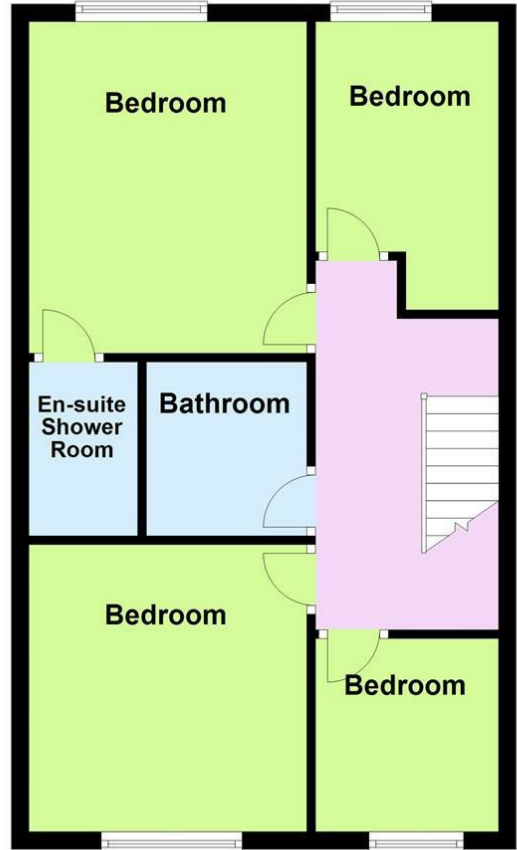
Ground Floor

Approx. 50.2 sq. metres (540.9 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.9 sq. feet)



Total area: approx. 100.5 sq. metres (1081.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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 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.