



Quiet Waters Close, Angmering

Asking Price
£475,000
Freehold

- End Terrace House
- Beautifully Presented
- Remainder of Guarantee
- Freehold
- Four Double Bedrooms
- 1,514 sq ft (140 sqm)
- EPC - B
- Council Tax Band -E

Robert Luff & Co are pleased to present this four bedroom family home located on the quiet waters development in Angmering. The property is set over three floors and offers an impressive 140 sqm (1,513 sq ft) of living space that include an open living area, three bedrooms and a bathroom on the first floor and main bedroom with en-suite on the top floor. The property is beautifully presented and has a landscaped rear garden with access to the two car drive. The property has to be viewed to be appreciated.

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Accommodation

Entrance Hall

Part obscured double glazed front door, radiator, wood effect flooring, stairs to first floor.

Lounge Area 13'6" x 18'9" (4.12 x 5.73)

Full height double glazed bi-fold doors to garden with fitted blinds, double glazed window with fitted shutters to side, two radiators, wood effect flooring.

Kitchen/Diner 15'9" x 11'3" (4.82 x 3.43)

Measurements to include built in units. Range of matching floor and wall units with quartz worktops, counter sunk one and half bowl stainless steel sink with mixer tap over, integrated fridge/freezer, dishwasher, Bosch chest height oven, and five point gas hob with extractor over, wall mounted combi boiler, wood effect flooring, double glazed window to front with fitted shutters.

Utility Room

Space and plumbing for washing machine and tumble drier, wall mounted combi boiler, wall mounted fuse board with solar panel feed, tiled floor, extractor fan.

W.C

Low level W.C, wall mounted wash hand basin with mixer tap over, radiator, obscured double glazed window to front, tiled floor, part tiled walls, extractor fan.

First Floor Landing

Storage cupboard offering shelving, radiator, stairs to second floor.

Bedroom Two 14'2" x 8'6" (4.34 x 2.60)

Double glazed window to rear, radiator.

Bedroom Three 9'1" x 18'9" (2.79 x 5.74)

Measurements to include built in wardrobes. Built in wardrobes offering hanging and shelving, two double glazed windows to front, radiator.

Bedroom Four 10'2" x 9'10" (3.12 x 3.02)

Double glazed window to rear, radiator.

Bathroom 5'11" x 9'2" (1.82 x 2.81)

White bathroom suite. Tile panelled bath with mixer tap, thermostatic shower and glass screen over, wall mounted wash hand basin with mixer tap over, low level W.C, obscured double glazed window to side, heated towel rail, part tiled walls, tiled floor, extractor fan.

Bedroom One 14'7" x 15'3" (4.45 x 4.67)

Measurements to exclude built in cupboards. Located on the second floor, double glazed window to side, two double glazed velux' a to rear, radiator, built in wardrobes offering hanging, various eaves storage cupboards, access to en-suite.

En-Suite

White bathroom suite. Shower cubical with thermostatic shower and glass screen over, low level W.C, wall mounted vanity unit with mixer tap over and storage below, wall mounted led mirror, heated towel rail, part tiled walls, tiled floor, extractor fan.

Driveway

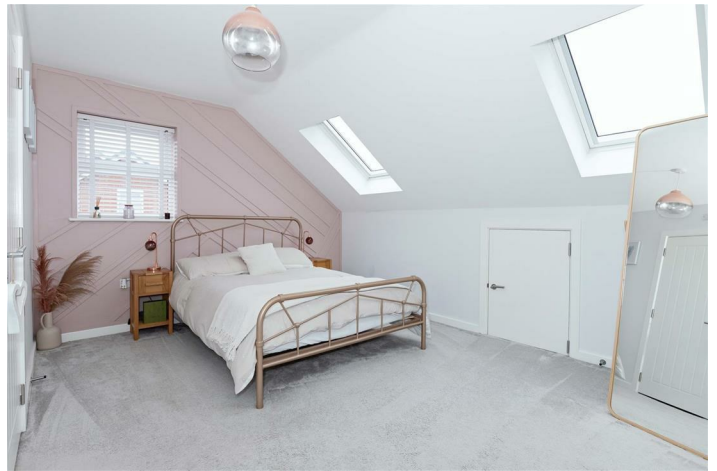
Allocated parking for two cars, located to side of proposed.

Rear Garden

Mainly laid to artificial grass with raised decking area, patio section, garden shed, fenced surround, side access via gate.

Agents Note

Estate charge is approximately £330 per year

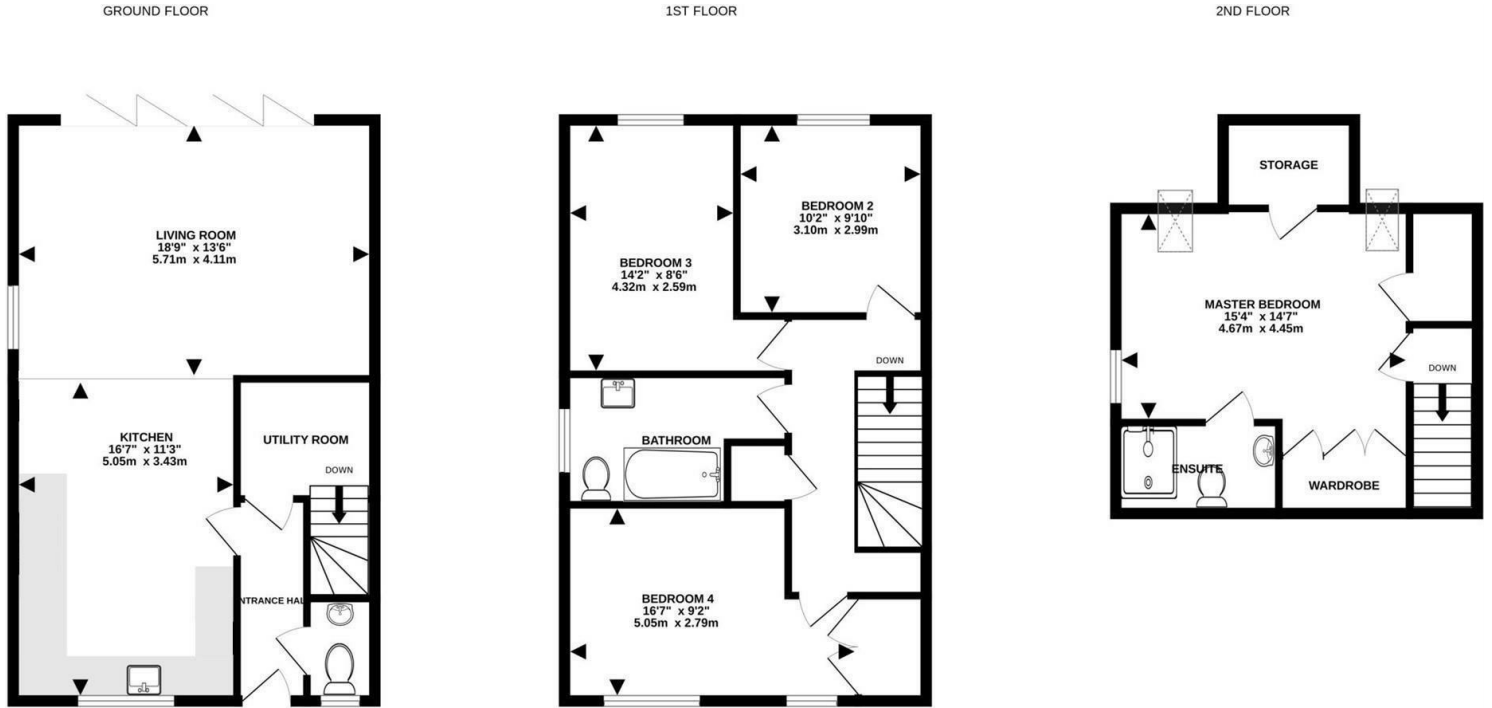


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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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	

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.