



## Kingfisher Close, Worthing

Offers In Excess Of  
**£375,000**  
Freehold

- Staggered Terr House
- Three Double Bedrooms
- Two Reception Rooms
- Garage and Driveway
- Freehold
- EPC Rating - TBC
- Council Tax Band - C
- Viewing Advised

A spacious Staggered Terraced House situated in good proximity for schools, shops, transport links and the Sea being about 2 and a half miles away. The property has two reception rooms, fitted kitchen, utility area, three double bedrooms, bathroom/w.c, gardens and twin parking in front of the integral garage. Viewing is recommended

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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



## Accommodation

### Entrance Hall

Front door, electric circuit breaker box.

### Living Room 14'5" x 10'5" (4.41 x 3.196)

Radiator, wall light point, double glazed bay window, opening to

### Dining Room 9'1" x 8'1" (2.77 x 2.47)

Radiator, double glazed window

### Kitchen 9'3" x 7'9" (2.83 x 2.37)

Measurements to include built in matching wall and base units, one and half bowl stainless steel sink unit with mixer tap inset to work surface, fitted dishwasher, part tiled walls, boiler concealed in unit, door to;

### Utility Room 7'8" x 5'9" (2.34m x 1.75m)

Plumbing and space for washing machine, tumble dryer, wall mounted cupboard, work top surface, door to garden.

### Landing

Access to loft space, airing cupboard with heated water tank and shelving.

### Bedroom One 11'5" x 10' (3.48m x 3.05m)

Measurements to include built in wardrobes providing hanging space and shelving, radiator, double glazed window.

### Bedroom Two 10'0" x 8'10" (3.05m x 2.69m)

Measurements to include built in wardrobes providing hanging space and shelving, radiator, double glazed window.

### Bedroom Three 8'7" x 8'4" (2.62m x 2.54m)

Double glazed window, radiator.

### Bathroom W/C

Panel enclosed bath, low level flush w/c, wash hand basin, part tiled walls, radiator, obscured double glazed window.

### Front Garden

Lawn, flower and shrub

### Integral Garage & Parking 15'10" < 12'8" x 7'4" (4.83m < 3.86m x 2.24m)

Up and over door, power and lighting, two parking spaces

### Rear Garden

Laid to lawn, two patio's, fencing, gate providing rear access, flower and shrubs



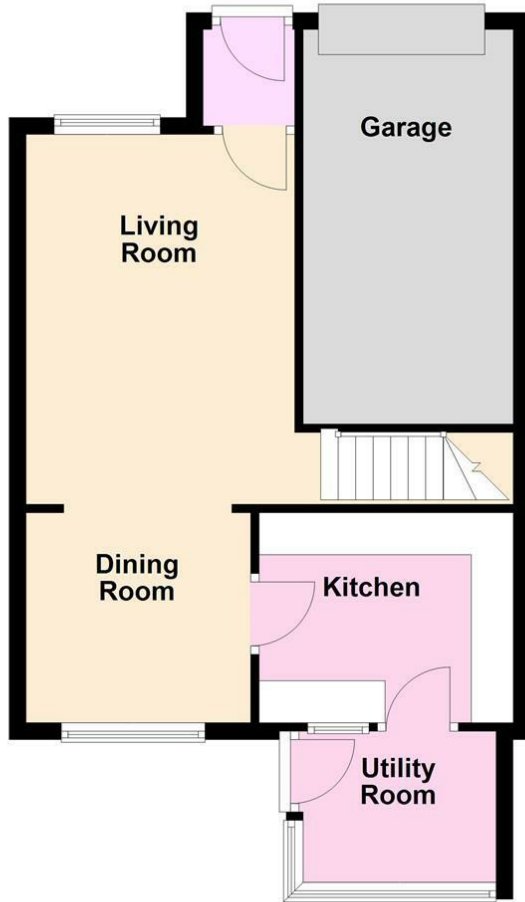
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk

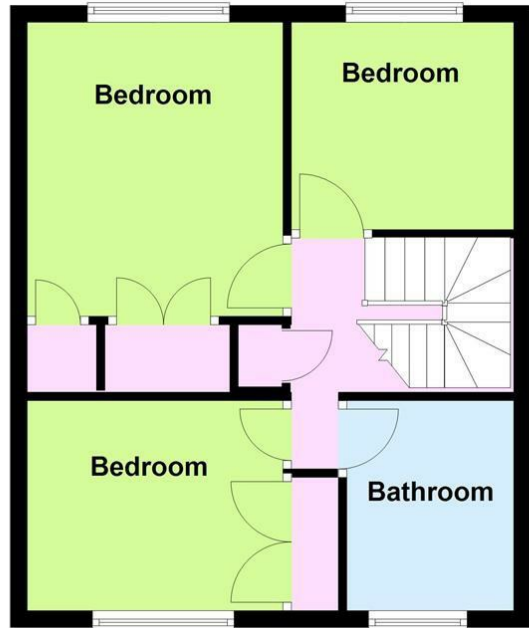
## Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk