



Swallows Green Drive, Worthing

Offers In Excess Of
£425,000
Freehold

- Detached Family Home
- Well Presented Throughout
- Lounge / Diner
- Three Bedrooms
- Driveway & Garage
- Close to Amenities
- EPC - C
- Council Tax - D
- FREEHOLD

A well presented detached family home on an extra wide plot ideally situated in this favoured location close to local shops, schools, parks, bus routes and train station nearby. Accommodation offers kitchen and a lounge / diner. Upstairs there are three bedrooms and a family bathroom. Other benefits include off road parking for multiple cars and a garage.

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Accommodation

Entrance Hall

Part obscured glazed front door, wooden glazed door to:

Lounge / Diner 22'9" x 10'5" (6.95 x 3.20)

Double glazed bay window to front, full height double glazed French doors to garden, two radiators, stairs to first floor.

Kitchen 9'2" x 7'9" (2.81 x 2.37)

Measurements to include built in units. Range of matching floor and wall units with inset composite sink with mixer tap over, integrated oven with four point hob and extractor over, space and plumbing for fridge/freezer, space and plumbing for washing machine, part double glazed door to garden with double glazed window to side, vinyl flooring.

First Floor Landing

Firing cupboard housing combi boiler, loft access with pull down ladder, double glazed window to side

Bedroom One 10'1" x 11'5" (3.08 x 3.48)

Measurements to exclude built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed window to front, radiator.

Bedroom Two 10'0" x 8'8" (3.07 x 2.66)

Measurements to exclude built in wardrobe. Built in wardrobe offering hanging and shelving, double glazed window to rear, radiator

Bedroom Three 8'6" x 8'0" (2.60 x 2.46)

Double glazed window to front, radiator

Bathroom

White bathroom suite, PVC panelled bath with glass screen and thermostatic shower over, wall mounted wash hand basin with storage below and mixer tap over, low level W.C, heated towel rail, part tiled walls, vinyl flooring, obscured double glazed windows to rear.

Front Garden

Hard standing with parking for multiple cars, lawn area, footpath to door, side access to rear garden, meters located on wall.

Rear Garden

Mainly laid to lawn with patio section, extra wide plot, fenced surround, side access to front of property.

Garage

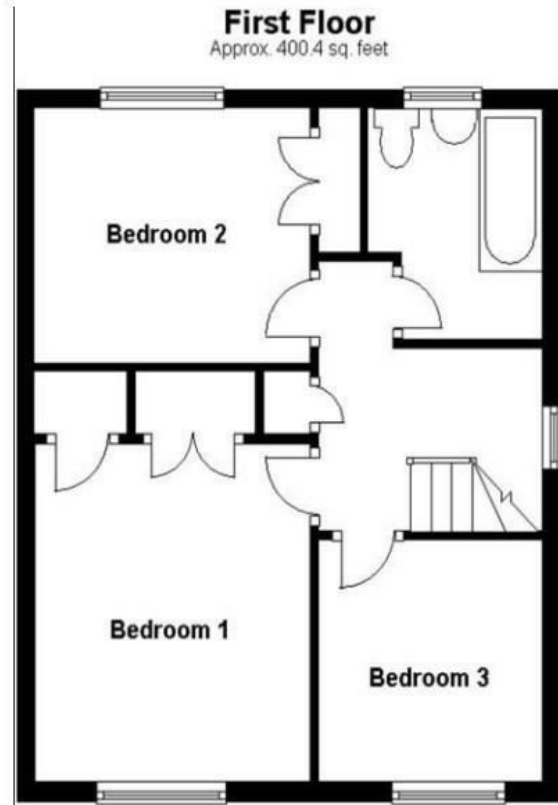
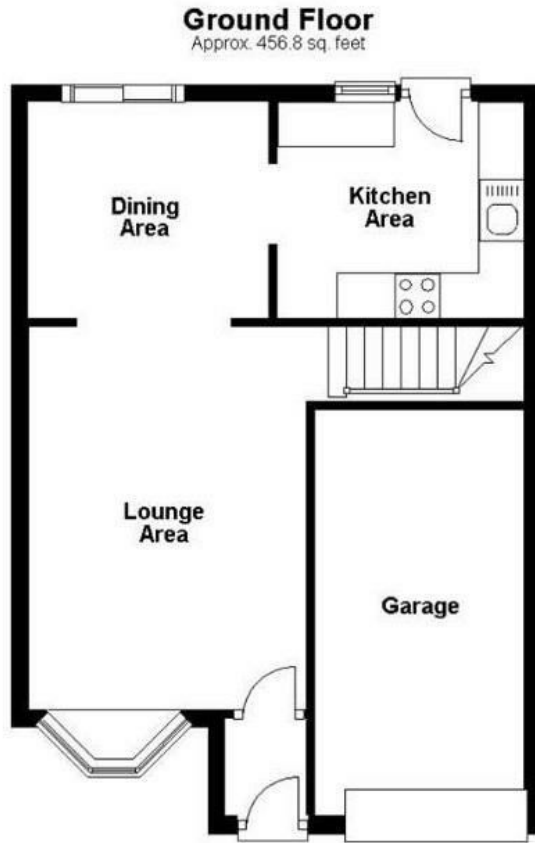
Up and over main door, power and lighting.



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

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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		73	85
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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