



## Foxglove Walk, Worthing

Asking Price  
**£475,000**  
Freehold

- Detached House
- Two Reception Rooms
- Freehold
- Council Tax Band - E
- Utility Room
- Four Bedrooms
- No Chain
- EPC Rating - C
- En-Suite Shower
- Viewing Advised

We are delighted to offer this Detached House which is situated in good proximity to schools, shops, bus routes, easy access to the A259 and having a mainline railway station within a mile that serves London, Brighton, Southampton & Portsmouth. The beach can also be found in under 2 miles. The accommodation in brief is entrance hall, cloakroom/w.c, two reception rooms, kitchen, utility room, four bedrooms, family bathroom/w.c and en-suite shower room/w.c from the main bedroom. Outside is a double width driveway leading to the garage and a Southerly facing rear garden. Other features are gas heating, double glazing and NO CHAIN. Internal Viewing is recommended

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## Accommodation

### Entrance Hall

accessed via double glazed obscured front door, radiator, stairs to first floor

### Cloakroom/w.c

low level w.c, wash hand basin, radiator

### Living Room 17'4" > 14'9" x 12'10" (5.3 > 4.52 x 3.93)

measurements into double glazed bay window, further double glazed window giving double aspect, two radiators, fireplace, door through to

### Dining Room 15'1" > 10'7" x 8'4" (4.6 > 3.25 x 2.55)

radiator, double glazed double opening doors to the rear garden, door to

### Kitchen 10'7" x 10'6" (3.25 x 3.21)

which is also accessed via the entrance hall. The measurements are to include the fitted units and comprises of a one and a half bowl single drainer sink unit, units and drawers over and under the work top surfaces, built in oven, hon and extractor hood, part tiled walls, radiator, double glazed window overlooking rear garden, space for appliances and door to

### Utility Room 8'11" x 4'11" (2.74 x 1.52)

plumbing and space for washing machine and tumble dryer, part tiled walls, radiator, cupboards, work top surfaces, wall mounted gas fired central heating boiler with timer controls, door to garage and obscured double glazed door to garden

### First Floor Landing

access to loft space, radiator, double glazed window, airing cupboard with hot water tank and shelving

### Bedroom One 13'2" x 9'4" (4.03 x 2.86)

measurements are to include the built in wardrobes which have hanging rails and shelving, radiator, double glazed window, door to

### En-Suite Shower Room/w.c

low level w.c, wash hand basin, part tiled walls, obscured double glazed window, radiator, step in shower cubicle with wall mounted shower

### Bedroom Two 11'10" x 9'11" (3.61 x 3.03)

measurements are not to include the fitted wardrobes which have hanging rail and shelving, radiator and double glazed window

### Bedroom Three 10'7" x 9'1" (3.24 x 2.77)

measurements are not to include the fitted wardrobes which have hanging rail and shelving, radiator and double glazed window

### Bedroom Four 10'2" x 9'1" > 11'10" (3.12 x 2.77 > 3.61)

measurements are not to include the fitted wardrobes which have hanging rail and shelving, radiator and double glazed window

### Bathroom/w.c

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

### Outside

#### Front Garden

laid to shingle, brick retaining wall with railings, side door to rear garden

#### Garage & Driveway 16'8" x 8'8" (5.09 x 2.65)

double width driveway to the garage with up and over door, power and light, wall mounted electric circuit breaker fuse box

#### Southerly Facing Rear Garden

which is laid to lawn, patio, flower and shrub borders, pond and enclosed by panel fencing



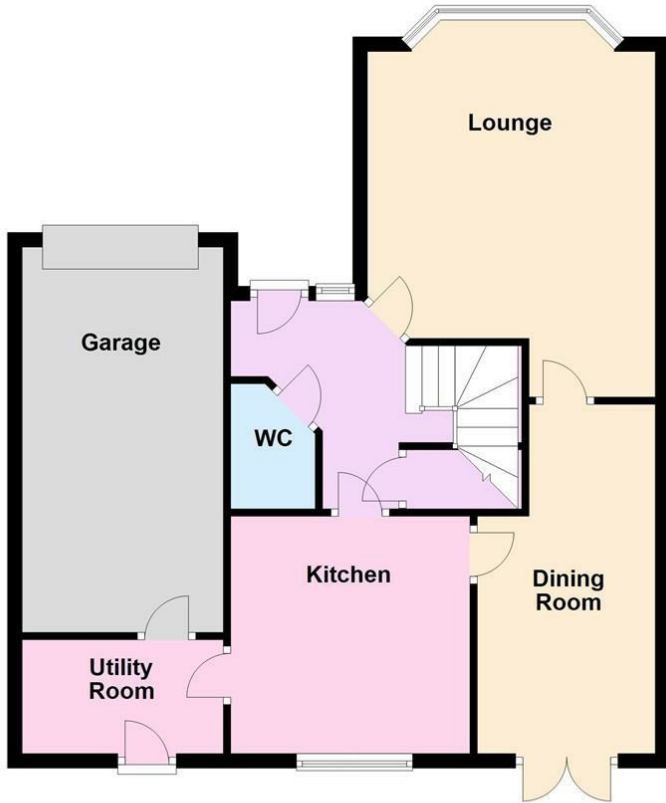
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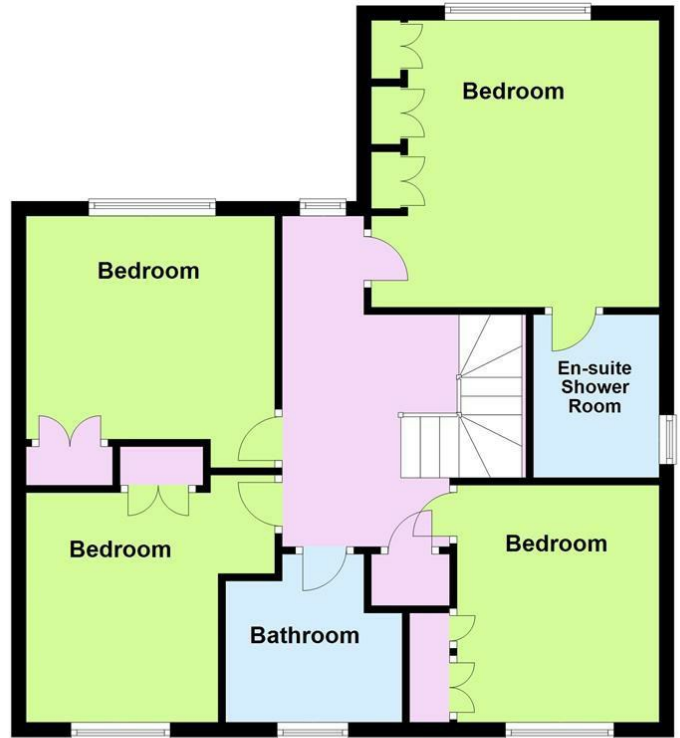
## Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



## First Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



Total area: approx. 140.2 sq. metres (1509.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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>			
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(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.

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