



## Squadron Drive, Worthing

Asking Price  
£315,000  
Freehold

- Semi Detached House
- Two Bedrooms
- Garage
- Chain free
- Driveway
- EPC - C
- Freehold
- Council Tax Band - C

Robert Luff & Co are pleased to present this two bedroom semi detached house located in Worthing. The property is set back from the road and offers Karndean flooring throughout all of the ground floor, lounge / diner, two bedrooms, bathroom, garage and driveway for two cars. There is a private rear garden and it is positioned close to local schools, shops and transport links, the property is being offered with no ongoing chain.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Part obscured double glazed front door, radiator, wall mounted fuse board, Karndean flooring, obscured wooden glazed door to lounge.

### Lounge Area 13'8" x 10'1" (4.19 x 3.08)

Double glazed window to front, radiator, Karndean flooring, stairs to first floor.

### Dining Area 6'1" x 11'2" (1.87 x 3.42)

Full height double glazed french doors to garden, storage cupboard under stairs, radiator, Karndean flooring.

### Kitchen 6'4" x 8'5" (1.95 x 2.57)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl composite sink with mixer tap over, integrated electric oven with four point gas hob and extractor over, space and plumbing for washing machine and fridge/freezer, wall mounted combi boiler with Hive (installed in January 2023 with a 5 year guarantee), tiled splash backs, double glazed window to rear, Karndean flooring, radiator, opening to dining area.

### W.C

Low level W.C, wall mounted wash hand basin, radiator, obscured double glazed window to front, Karndean flooring.

### First Floor Landing

Loft access, storage cupboard with shelving and radiator.

### Bedroom One 3.13 x 3.95

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

### Bedroom Two 1.88 x 3.03

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

### Bathroom

White bathroom suite. PVC panelled bath with mixer tap, shower attachment and glass screen over, vanity unit with low level W.C, surface mounted wash hand basin with mixer tap over and storage below, radiator, obscured double glazed window to rear, tiled bath area, part tiled walls, vinyl flooring, extractor fan.

### Garage 2.61 x 5.32

Up and over main door, power and lighting, further storage above, personal door to garden.

### Rear Garden

Mainly laid to patio with flower and shrub borders, outside tap, fenced surround, personal door to garage.

### Front Garden

Off road parking for multiple cars, access to garage, flower and shrub borders.



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**Ground Floor**

Approx. 44.5 sq. metres (478.8 sq. feet)



**First Floor**

Approx. 27.4 sq. metres (295.4 sq. feet)



Total area: approx. 71.9 sq. metres (774.1 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>			
(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.