



## Essenhig Drive, Worthing

Asking Price  
£360,000  
Freehold

- End of Terraced Town House
- Three Bedrooms
- Two Bath/shower rooms/w.c
- Modern fitted Kitchen
- Freehold
- EPC - TBC
- Garage & Driveway
- West Facing Balcony
- Council Tax - D
- Viewing Advised

An End of terraced family home ideally situated in this favoured Durrington location ideally situated close to local shops, schools, parks and bus routes. Accommodations over three floors offers entrance hall, bedroom and downstairs shower room/w.c, on the first floor is a modern fitted kitchen with lounge / dining room that opens onto a West facing balcony. On the top floor are two further bedrooms and a family bathroom. Outside is a driveway for two cars, garage and enclosed rear garden. Internal Viewing is highly recommended to fully appreciate the finish and space that the property provides.

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**Robert  
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## Accommodation

### Entrance Hall

Front door into hallway, laminate flooring, double panel radiator, two storage cupboards, door to garden.

### Bedroom Three / Study 10'4" x 6'9" (3.164 x 2.06)

Measurements not to include built in wardrobes with folding doors with storage and hanging, laminate flooring, radiator, double glazed window.

### Ground Floor Shower / W/C

Step in corner shower cubicle, low level flush w/c, wash hand basin, obscured double glazed window. heated towel rail, tiled walls.

### First Floor Landing

Radiator, double glazed window.

### Modern Kitchen 11'0" x 8'7" (3.353 x 2.62)

Measurements to include built in units, one and half bowl stainless steel sink unit with mixer tap inset to work surface, built in oven, hob and extractor fan, part tiled walls, wall mounted gas fired central heating boiler concealed in unit, space and plumbing for washing machine, space and plumbing for dishwasher, double glazed window, radiator, opening into

### Living / Dining Room 20'4" x 12'2" > 9'11" (6.21 x 3.73 > 3.03)

Two radiators, double glazed and sliding doors to

### West Facing Balcony

with space for table and chairs.

### Second Floor Landing

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

### Bedroom One 12'6" x 9'5" (3.83 x 2.875)

Measurements not to include built in wardrobes with folding doors with storage and hanging, radiator, double glazed window.

### Bedroom Two 10'9" x 10'1" (3.30 x 3.09)

Measurements not to include built in wardrobes with folding doors with storage and hanging, radiator, double glazed window.

### Modern Bathroom / W/C

Large bath with mixer tap and shower attachment, low level flush w/c, wash hand basin, obscured double glazed window, tiled walls, heated towel rail.

### Front Garden

Lawn area

### Garage and Driveway 17'1" x 8'3" (5.23 x 2.52)

, driveway with parking for two cars. leading to garage with up and over door, wall mounted electric circuit breaker fuse box, power and lighting.

### Rear Garden

Laid to lawn, shaped patio, fencing, summer house, side access.

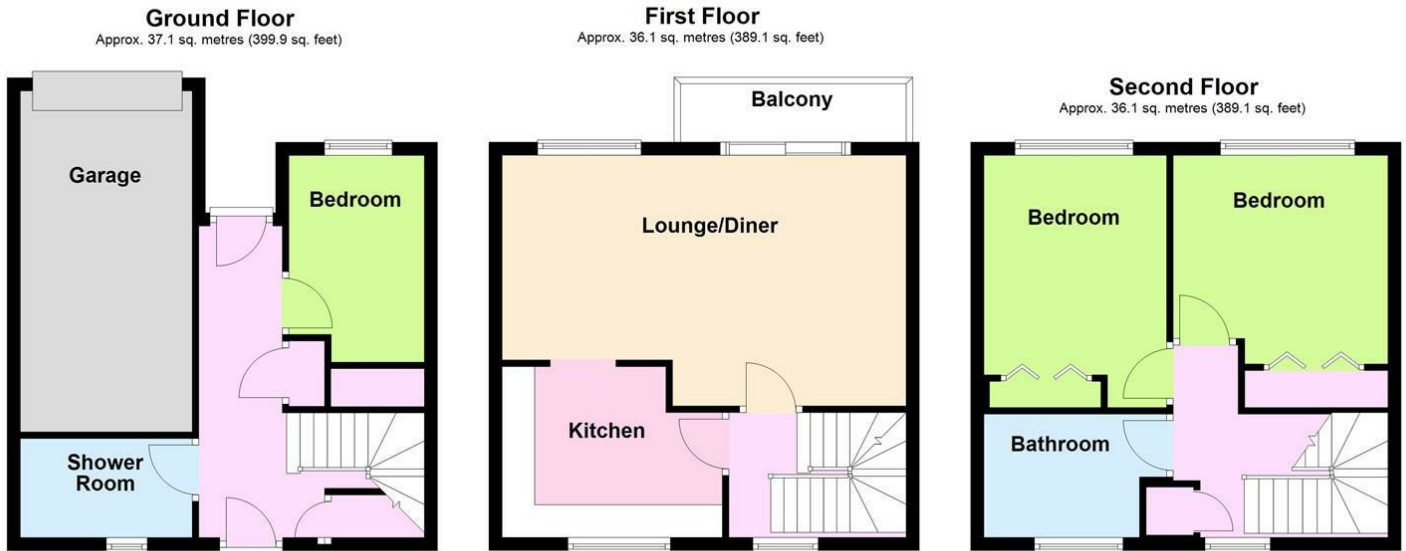


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# Floorplan



Total area: approx. 109.4 sq. metres (1178.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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.