



Bridgnorth Close, Worthing



Asking Price
£310,000
Freehold

- End of terrace house
- Garage
- Parking
- Freehold
- Two Double Bedrooms
- West Garden
- EPC - C
- Council Tax Band - C

Robert Luff & Co are pleased to offer this two double bedroom end terrace house located in a close in Worthing. The property offers good living space and benefits a west facing low maintenance garden with garage to the side. It is located close to local, schools, shops and transport links too. Internal viewing advised. Chain free.

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www.robertluff.co.uk

**Robert
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Accommodation

Entrance Hall

Part obscured double glazed front door, electric meter cupboard, radiator, stairs to first floor, vinyl flooring

Living Room 15'1" x 9'7" plus recess (4.60 x 2.92 (4.59 x 2.93) plus recess)

Double glazed window, radiator, vinyl flooring, access to kitchen.

Kitchen/Diner 12'10" x 7'9" (3.91 x 2.36 (3.92 x 2.35))

Measurements to include built in units with inset one and half single drainer sink unit with mixer tap over, wall mounted gas fired central heating boiler, part tiled walls, space for oven, under counter fridge and dishwasher, double glazed window and door to garden, radiator, vinyl tile flooring.

First Floor Landing

Loft access, access to all rooms

Bedroom One 13'0" x 9'7" (3.96 x 2.92)

Measurements to include built in cupboard over stairs, two double glazed windows to front, radiator.

Bedroom Two 13'0" x 6'10" (3.96 x 2.08 (3.95 x 2.09))

Two double glazed windows to rear, radiator.

Bathroom

White bathroom suite, low level W.C, PVC panelled bath with mixer tap with shower attachment and curtain over, vanity unit with storage below and surface mounted sink with mixer tap over, heated towel rail, tiled walls, obscured double glazed window to side, vinyl flooring.

Front garden

Shrub borders with path to door, access to drive and garage, side gate to rear garden.

Rear Garden

West facing, laid to sandstone paving, side access to drive, personal door to garage.

Garage 16'3" x 7'11" (4.95 x 2.41 (4.96 x 2.42))

Brick and pitched roof construction, up and over door with parking to front, storage in roof space, power and light, approached by driveway, personal door from garden.

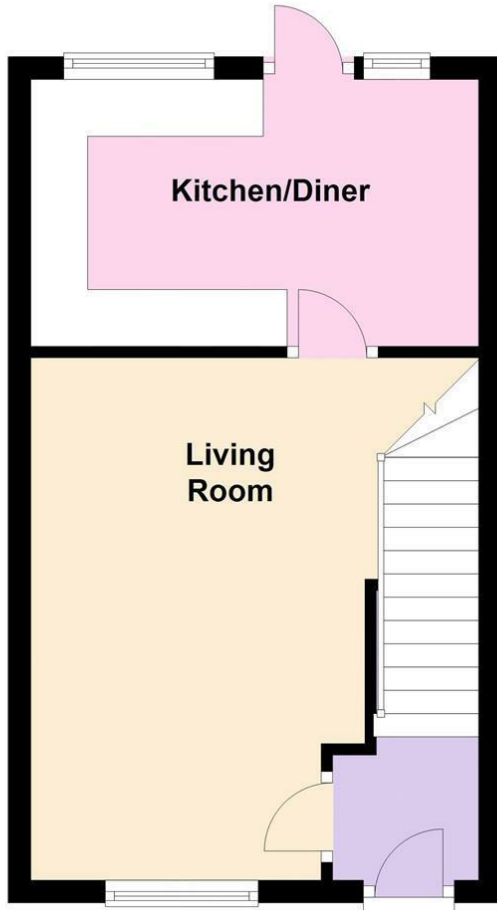


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

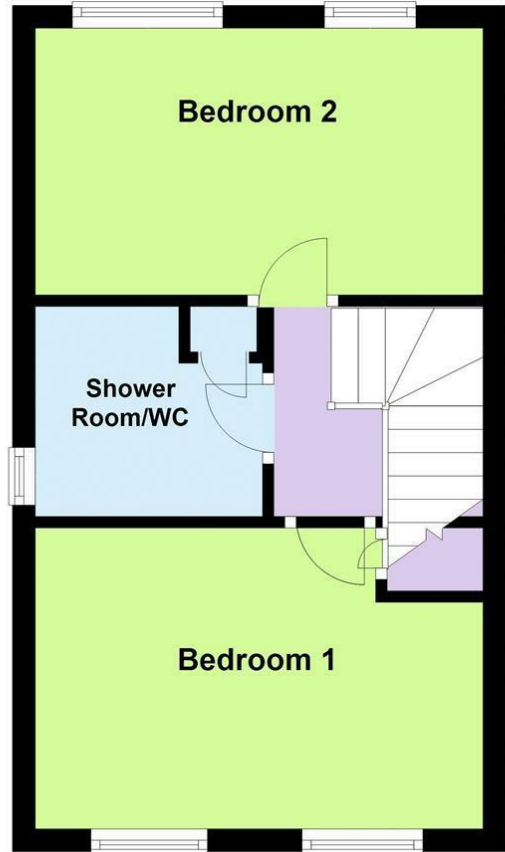
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Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (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 | | 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 | |

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.