



## Malthouse Way, Worthing

Asking Price  
**£325,000**  
Freehold

- Semi-detached house
- Two double bedrooms
- En-suite shower/w.c.
- Remainder of NHBC
- Two parking spaces
- EPC rating - B
- Freehold
- Council Tax Band - C

We are delighted to offer this well presented semi detached house being situated on this popular West Durrington development. The property still has the remainder of the NHBC certificate. Local amenities include supermarket, bus routes, schools and local shops. The accommodation in brief is a fitted kitchen, lounge/dining room with double doors onto the rear garden, ground floor cloakroom/w.c, two double bedrooms with the main having an en-suite shower/w.c and also a family bathroom/w.c. There is a nice enclosed rear garden and there are two parking spaces immediately adjacent to the house. Internal viewing is essential.

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## Accommodation

### Entrance Hall

Obscured double glazed front door into entrance hall, wood effect flooring, radiator, stairs to first floor.

### W.C.

Low-level w.c, wash hand basin, obscured double glazed window, wood effect flooring, extractor fan.

### Living/Dining Room 15'7" x 13'0" (4.75 x 3.98)

Full height double glazed french doors to garden with double glazed windows to both sides, built in storage cupboard under stairs housing electric fuse board, wood effect flooring, radiator.

### Kitchen 9'11" x 6'0" (3.03 x 1.85)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit with mixer tap over, built in oven, hob and extractor fan, space and plumbing for dishwasher, washing machine and fridge/freezer, double glazed window, wall mounted gas fired combi central heating boiler, wood effect flooring.

### First Floor Landing

Radiator, access to loft space via ladder, with the loft space being majority boarded with shelving.

### Bedroom One 10'1" x 9'10" (3.09 x 3.02)

Double glazed window to rear, radiator, access to en-suite.

### En-suite shower/w.c.

Low-level w.c, pedestal wash hand basin, radiator, extractor unit, walk in shower cubicle with wall mounted shower and folding screen and tiled walls, vinyl flooring.

### Bedroom Two 13'1" x 8'3" (3.99 x 2.52)

Measurements to include built in cupboard with shelving, two double glazed windows to front, radiator.

### Bathroom/W.C.

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled low-level w.c, radiator, part tiled walls, extractor unit, vinyl flooring.

### Front Garden

paved path to front door, shingle and flowers and borders.

### Rear Garden

Side access gate, patio section, mainly laid to stone clippings, garden shed, fenced surround, outside socket and tap.

### Two allocated Parking spaces

The two parking spaces are directly adjacent to the property.

### Agents Note

Annual service charge of approximately £300

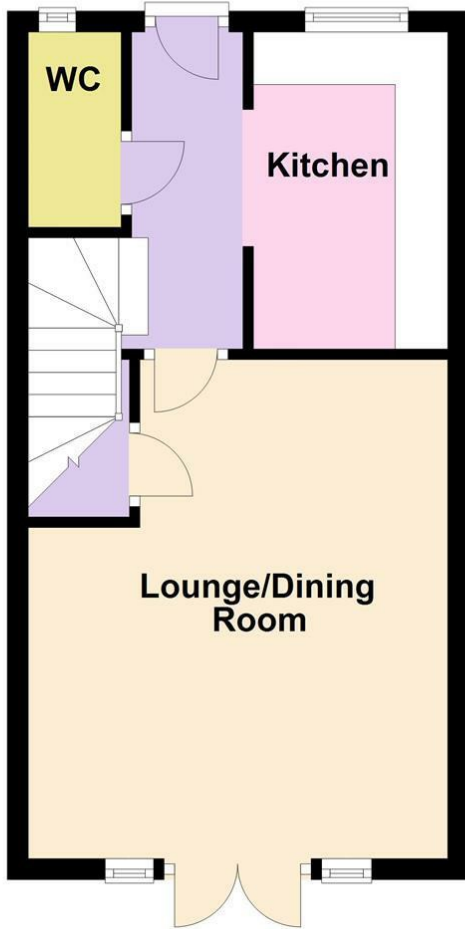


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

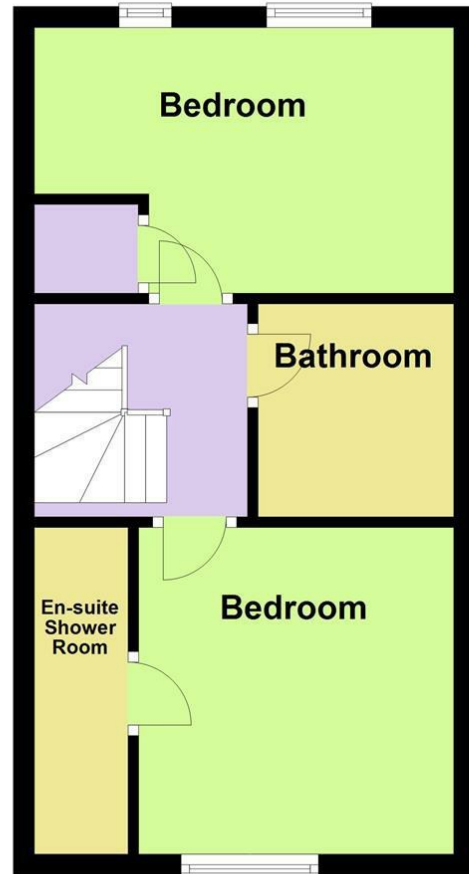
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			99
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.