



Offers Over
£325,000
Freehold

Coniston Way, Littlehampton

- Semi-Detached House
- Three Bedrooms
- Garage & Off Road Parking
- EPC - C
- Kitchen / Diner
- Family Bathroom
- FREEHOLD
- COUNCIL TAX - C

A well proportioned three bedroom semi detached house located in a quiet close. The property offers generous living space, downstairs W.C, off road parking, garage and a well maintained garden too. The property has a modern finish and is well presented with schools, shops and transport links nearby too. Internal viewing advised, vendor suited.

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Accommodation

W.C

Obscured double glazed window to front, low level W.C, wall mounted wash hand basin, wood effect flooring.

Entrance Hall

Part obscured double glazed front door, radiator, stairs to first.

Lounge 14'2" x 12'5" (4.34 x 3.81)

Built in cupboard under stairs, double glazed window to front, wood effect flooring, opening to.

Kitchen / Diner

Measurements to include built in units. Range of matching floor and wall units with inset one half bowl stainless steel sink with mixer tap over, space and plumbing for fridge/freezer, freestanding oven, washing machine and dishwasher, double glazed window to rear, full height double glazed patio doors to garden, lino flooring, tiled splash backs, radiator.

Landing

Loft access (part boarded) with pull down ladder, storage cupboard offering shelving, and housing combi boiler, access to all rooms.

Bedroom One 10'8" x 8'10" (3.27 x 2.70)

Double glazed window to front, radiator.

Bedroom Two 8'10" x 12'0" (2.70 x 3.68)

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

Bedroom Three 7'6" x 6'7" (2.31 x 2.02)

Double glazed window to front, radiator.

Bathroom

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

Rear Garden

Mainly laid to lawn with decking area, personal door to garage, side access gate, flower and shrub borders, fenced surround.

Garage 17'2" x 8'5" (5.25 x 2.59)

Up and over main door, with parking to the front, power and lighting, eaves storage above, personal door to garden.

Front Garden

Driveway with parking for multiple cars, access to garage, footpath to front.



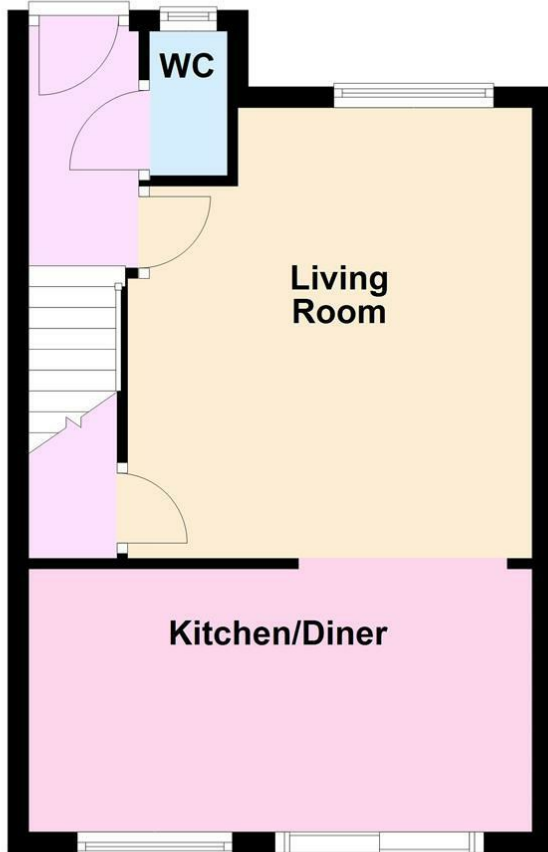
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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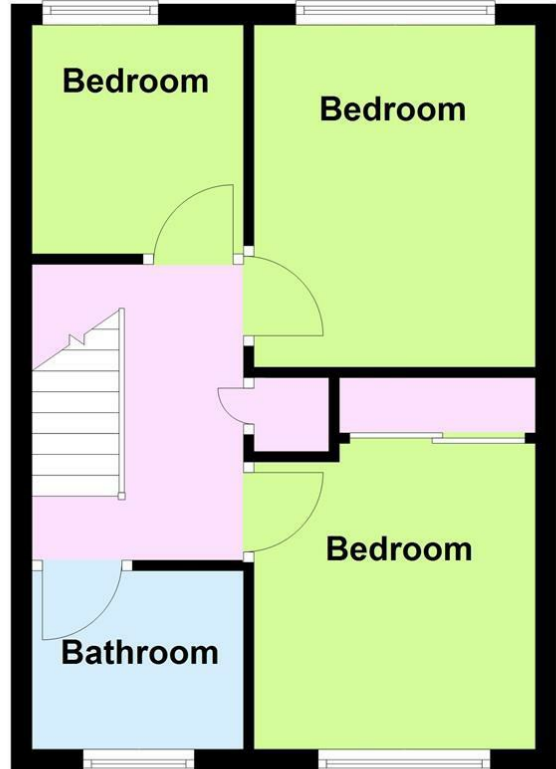
Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

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

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