



Asking Price
£325,000
Freehold

Oaksheath Gardens, Worthing

- Terrace House
- Modern Finish
- Vendor Suited
- Council Tax Band - C
- Two Bedrooms
- Parking
- Freehold
- EPC - B

We are pleased to present the well presented two double bedroom terrace house located on the Saxon Plain development in Worthing. The property offers generous room sizes and would make a great first home. It offers a modern finish with parking, low maintenance rear garden and is located close to schools, shops and transport links. Vendor suited, internal viewing advised.

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Accommodation

Entrance Hall

Part obscured double glazed front door, storage cupboard under stairs, radiator, tiled floor, stairs to first floor.

Lounge / Diner 10'5" x 15'4" (3.19 x 4.69)

Double glazed window to rear, full height double glazed door to garden, radiator, tiled floors

Kitchen 8'3" x 10'0" (2.54 x 3.05)

Measurements to include built in units. Range of matching floor and wall units, stainless sink with mixer tap over, space and plumbing for fridge/freezer, washing machine and dishwasher, integrated oven with four point gas hob and extractor over, combi boiler housed in cupboard, part obscured double glazed window to front, vinyl flooring.

W.C

Low level W.C, pedestal wash hand basin with mixer tap over, radiator, vinyl flooring, extractor fan.

Bedroom One 10'5" x 15'2" (3.18 x 4.63)

Double glazed window to rear, radiator.

Bedroom Two 11'1" x 15'4" (3.40 x 4.68)

Two double glazed windows to front, radiator, loft access with pull down ladder.

Bathroom

White bathroom suite.pvc panelled bath with glass screen and mixer tap with shower attachments over, low level W.C, pedestal wash hand basin with mixer tap over, vinyl flooring, radiator, part tiled walls, extractor fan.

Rear Garden

Mainly laid to patio, rear access gate, shingle area.

Parking

Located to rear of property in parking area access from Oaksheath Gardens

Agents Note

There is a yearly service charge of approximately £300 Per Annum

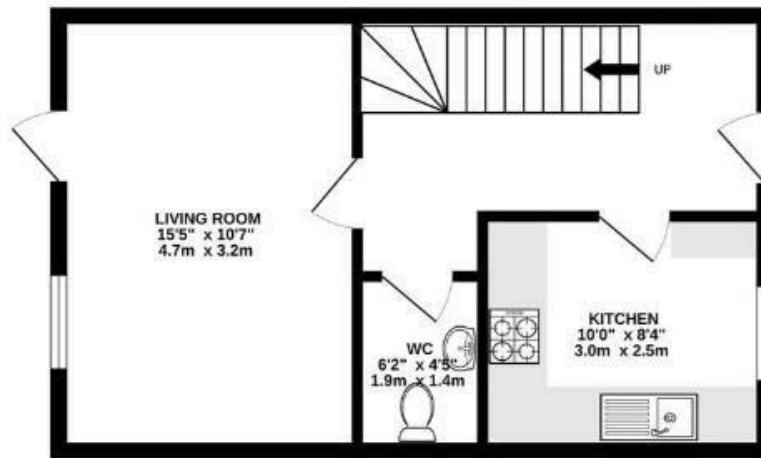


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

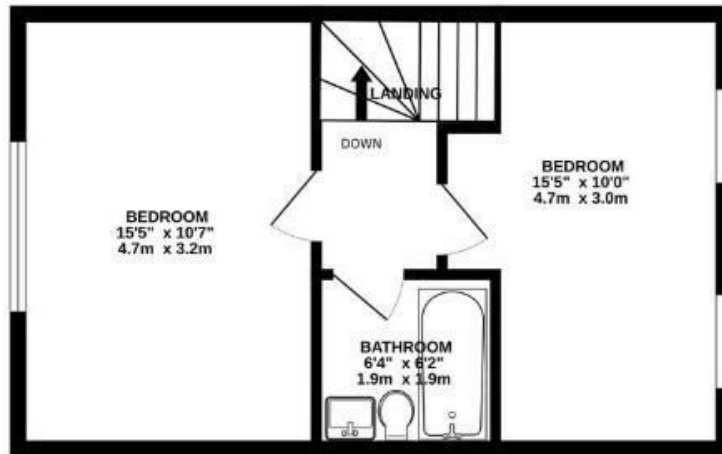
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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(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.