



Selkirk Close, Worthing



Offers In Excess Of
£425,000
Freehold

- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Spacious Kitchen
- Downstairs WC
- Ample Off-Road Parking
- West Aspect Rear Garden
- Council Tax Band - D
- Freehold
- EPC Rating - C

Robert Luff and Co are pleased to present this 4 bedroom semi-detached family home in sought after Tarring. The property also boasts three reception rooms, and off road parking. It is located close to mainline station, schools, and local shops. The property also has no ongoing chain.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance Porch

Double glazed windows. Partial double glazed front door. Door to:

Hallway

Cupboard housing Worcester Bosch Boiler. Radiator. Wall mounted thermostat. Understairs storage cupboard housing gas and electric meters.

Dining Room 14'1 x 11'5 (4.29m x 3.48m)

Double glazed leaded light bay window. Stone fireplace with a beautiful hearth and surround. Picture rail.

Living Room 11'0 x 10'6 (3.35m x 3.20m)

Double glazed paneled door leading to the rear garden. Two radiators. TV point.

Kitchen 16'5 x 8'7 (5.00m x 2.62m)

Range of wooden base and draw units. Roll top working surfaces incorporating a stainless steel sink with drainer. Enclosed Logik four ring gas hob and oven with an extractor fan over. double aspect double glazed windows. UPVC double glazed door to rear garden. Space and plumbing for a washing machine. Space for fridge/freezer and dishwasher. Space for dishwasher.

Reception Room 15'5 x 5'1 (4.70m x 1.55m)

Radiator. UPVC door. Double glazed window to side aspect.

Bedroom Four/Office

Double glazed window. Radiator.

Downstairs WC

Low level flush WC. Air vent/extractor.

First Floor Landing

Bedroom One 14'5 x 11'2 (4.39m x 3.40m)

Double glazed leaded light window. Radiator.

Bedroom Two 11'1 x 10'1 (3.38m x 3.07m)

Double glazed window. Radiator.

Bedroom Three 7'9 x 7'11 (2.36m x 2.41m)

Double glazed window. Radiator.

Family Bathroom

Modern tiled corner bath with with a centralised wall mounted mixer tap. Fitted corner shower cubicle with a glass screen, rainfall shower head and a separate attachment. Wash hand basin with a mixer tap and vanity unit below. Two double glazed frosted windows. Low level flush WC. Spotlights. Tiled floor and walls.

Rear Garden

A beautiful fence enclosed southerly aspect rear garden with a spacious patio area which is the ideal space for entertainment, Following the timber built pathway with a shingle area to the side you are met with a further paved area with a wooden pergola and the mature trees and bushes provide seclusion.

Front Garden

Driveway with ample off-road parking. Lawn area with mature shrubs and bushes.



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

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Floorplan



Total area: approx. 129.5 sq. metres (1393.9 sq. feet)

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

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