



Gladiolus Grove, Worthing

Asking Price
£280,000
Freehold

- Coach House
- Private Garden
- Modern Finish
- Council Tax Band - B
- Two Bedrooms
- Garage
- Freehold
- EPC - C

We are pleased to present this two bedroom standalone coach house located in Worthing. Living accommodation comprises two bedrooms, an open living area with kitchen and bathroom. The property also benefits a garage, parking space and private garden too. It is located close to local schools shops and transport links with amenities nearby. Internal viewing advised.

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Accommodation

Entrance Hall

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

Landing

Storage cupboard offering shelving, radiator, double glazed window to rear.

Living Area 12'5" x 17'5" (3.79 x 5.32)

Kitchen area to include a range of floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, electric oven with four point gas hob and extractor over, space and plumbing for fridge freezer, washing machine and tumble drier, part vinyl flooring, two double glazed windows to front and rear, two radiators.

Bedroom One 10'5" x 10'0" (3.18 x 3.07)

Measurements to exclude built in wardrobes, double glazed window to front, radiator.

Bedroom Two 10'6" x 8'4" (narrowing to 6'4") (3.22 x 2.55 (narrowing to 1.94))

Double glazed window to front, radiator, loft access with pull down ladder.

Bathroom

White bathroom suite, pvc panelled bath with mixer tap and thermostatic shower over, pedestal wash hand basin with mixer tap over, low level W.C, radiator, vinyl flooring, obscured double glazed window to rear, part tiled walls.

Garage 17'6" x 9'3" (5.35 x 2.83)

Garden

Mainly laid to slate tiles, pergola, fenced surround, rear access gate, access to of garage area.

Agents Note

Annual Service charge of £300 PA approximately.



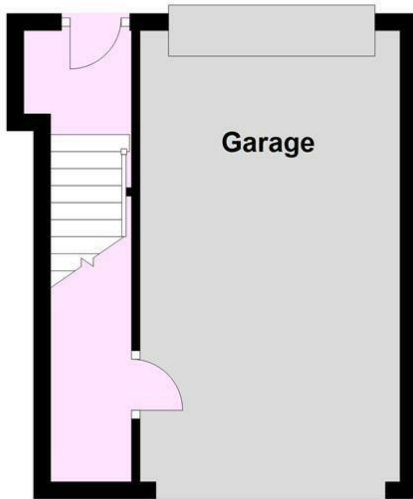
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Ground Floor

Approx. 22.0 sq. metres (237.2 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 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		80	80
	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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