



Nelson Row, Arundel



Asking Price
£415,000
Freehold

- Semi Detached House
- Three Bedrooms
- Utility Room
- Parking
- Beautifully Finished
- Beautiful views
- Freehold
- EPC - C
- Council Tax Band - D

We are pleased to present this beautifully presented three bedroom semi detached house located in Ford. The property offers great living space, generous bedroom sizes and views over fields towards Arundel. Accommodation in brief includes a lounge, dining room, kitchen, utility room and W.C with three bedrooms and shower room upstairs. It is located close to local transport links and offers good access to Arundel and surrounding areas via the A27. Internal viewing advised

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Accommodation

Entrance Porch

Double glazed windows to front and side, vinyl flooring, wooden glazed front door.

Entrance Hall

Oak flooring, radiator, stairs to first floor, storage cupboard under stairs housing electric meter.

Lounge 11'2" x 12'2" (info bay) (3.41 x 3.72 (info bay))

Feature fireplace with slate hearth, wooden surround and mantle, double glazed bay window to front, radiator, oak flooring.

Dining 11'2" x 10'2" (3.42 x 3.12)

Full height double glazed french doors to garden, radiator, oak flooring.

Kitchen 9'8" x 15'1" (2.97 x 4.61)

Measurements to include built in units with oak worktops and inset composite sink with mixer tap over, integrated fridge/freezer, dishwasher and electric oven with four point gas hob and extractor over, breakfast bar area, radiator, oak flooring, double glazed windows to front and rear, obscured oak glazed door to utility area, tiled splash backs, combi boiler housed in cupboard.

Utility Room 5'8" x 8'8" (1.75 x 2.66)

Space and plumbing for washing machine and tumble drier, vinyl flooring, double glazed windows to side and rear, wooden double glazed door to garden.

W.C

Low level W.C, vanity unit with storage below and wash hand basin with mixer tap over, tiled walls and floor, obscured double glazed window to side.

First Floor Landing

Loft access with pull down ladder and light, obscured double glazed window to side.

Bedroom One 15'1" x 10'4" (4.60 x 3.17)

Double glazed window to front and rear, radiator.

Bedroom Two 11'3" x 10'6" (3.43 x 3.21)

Double glazed window to rear, radiator.

Bedroom Three 7'11" x 12'10" (info bay) (2.42 x 3.93 (info bay))

Double glazed bay window to front, radiator.

Bathroom

White bathroom suite, low level W.C, vanity unit with storage below and wash hand basin with mix tap over, walk in shower cubical with thermostatic shower and glass screen over, obscured double glazed window to rear, heated towel rail, tiled wall.

Rear Garden

Views towards Arundel over fields, mainly laid to lawn, patio area, garden shed, flower and shrub borders, fenced surround, side access to front of property via side gate.

Front Garden

Mainly laid to shingle, retaining front fence, path to door, wall mounted gas meter, access to rear garden via side gate. Grass section opposite also owned by the property, more details available on request.



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

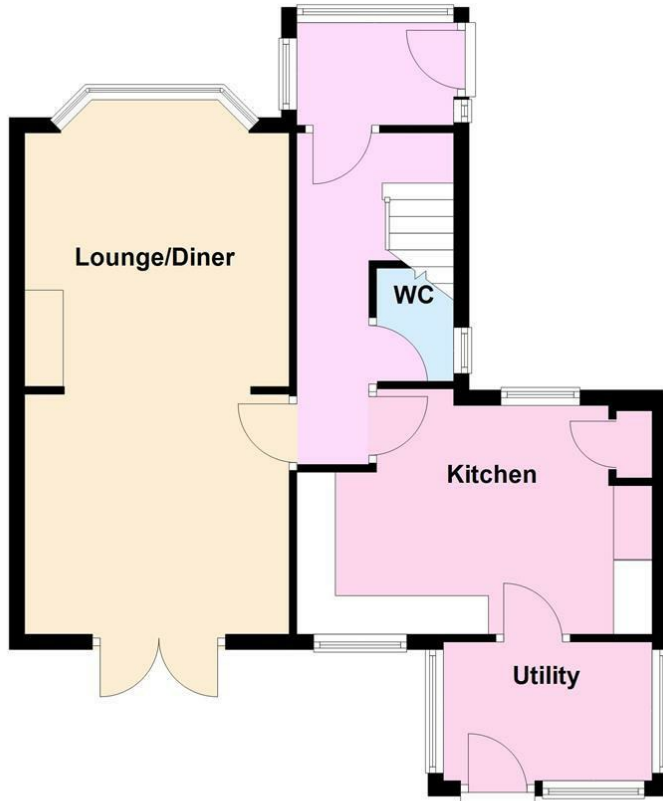
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Floorplan

Ground Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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.

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