



Asking Price
£315,000
Freehold

Oaksheath Gardens, Worthing

- Two Bedrooms
- Open Plan Living
- Study/Cot Room
- Private Rear Garden
- Downstairs W.C
- Freehold
- Council Tax Band - C
- EPC - B
- Allocated Parking Space

We are delighted to offer to the market this two bedroom well presented terraced house on the popular Saxon Plain development. The property is modern throughout with a good size kitchen, with a feature centre island, with an open plan living room with door to rear garden. The property has the remainder of a 10 year guarantee as well as a downstairs WC and parking space. It is located close to local schools, shops and transport links and is being offered with a complete chain. *Agents note* The second bedroom, and the cot room/study has been partitioned by a stud wall by current owners. This can easily be turned back into the original two bedroom layout if preferred.

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Accommodation

Entrance Hall

Double glazed door to entrance hall, storage cupboard housing gas and electric metres.

Kitchen / Living Area 25'6 x 15'8 (7.77m x 4.78m)

Matching range of wall and base units, stainless steel sink unit inset to worktop with mixer tap, feature island with storage cupboards and drawers below and four ring induction hob set into the worktop, built in electric oven, part tiled walls, floorboards throughout, two radiators, two double glazed windows. The lounge area comprises of a feature fireplace, door providing access to under stairs cupboard, double glazed door providing access to the rear garden, door providing access to;

W/C

Low level flush w/c, wash hand basin, wall mounted heated towel rail, floorboards, spotlights.

First Floor Landing

Access to loft space.

Bedroom One 13'1"16'4" x 9'10"6'6" (4'5 x 3'2)

Double glazed window, radiator.

Bedroom Two 8'0" x 7'7" (2.44 x 2.33)

Radiator, double glazed window.

Cot Room 6'2 x 5'1 (1.88m x 1.55m)

Radiator, double glazed window.

Bathroom

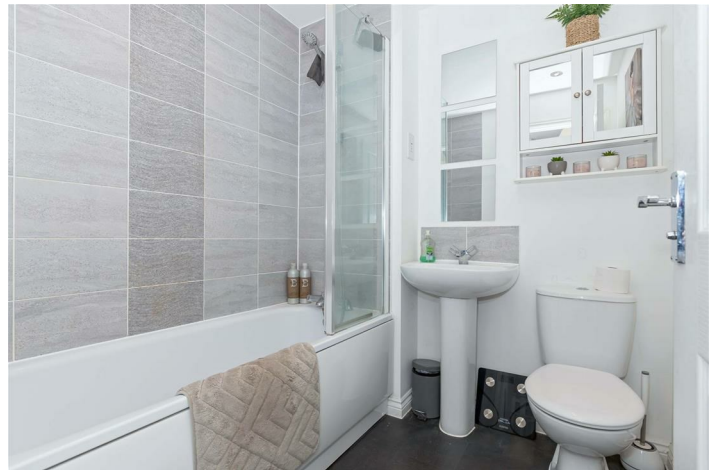
Panel enclosed bath with shower attachment, low level flush w/c, wash hand basin, spotlights, radiator.

Rear Garden

Laid to artificial grass, pathway leading to rear access to car park via gate.

Front Garden

One allocated parking space with further visitor parking. Area laid to stone shingle.



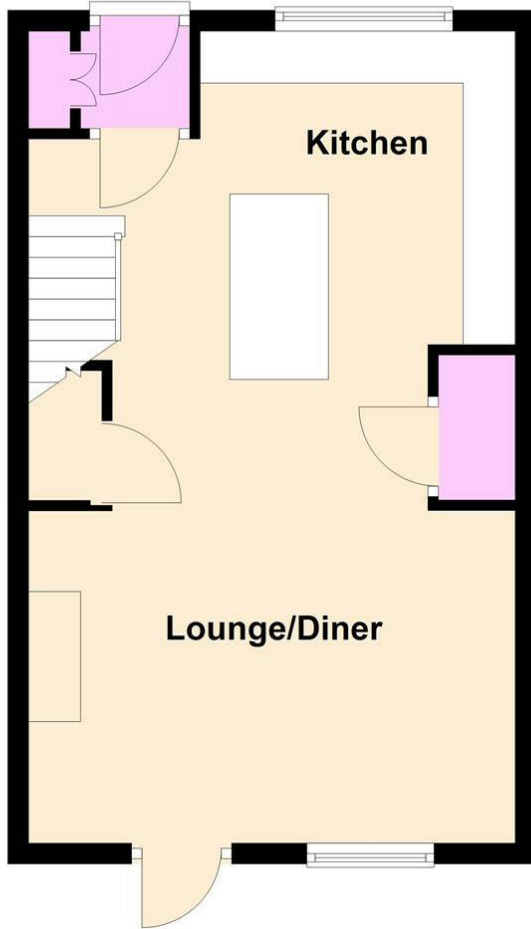
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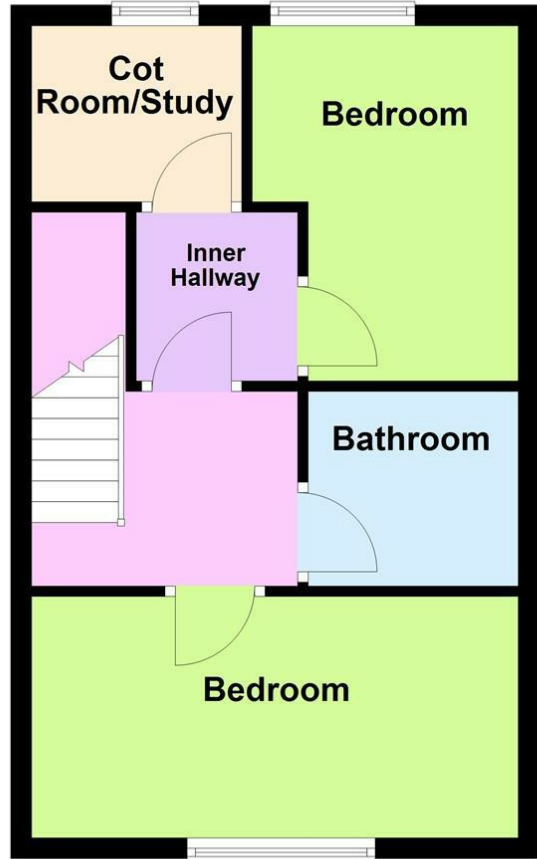
Ground Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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.

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