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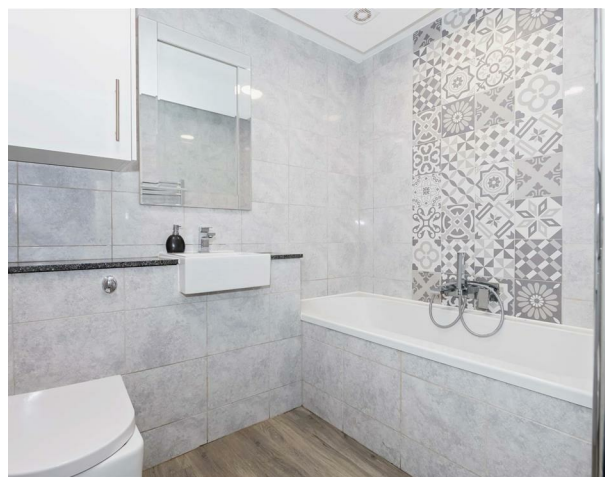


Description

We are delighted to offer this superbly presented and spacious Extended Detached Bungalow being situated close to shops, schools, bus routes and mainline railway station . The accommodation in brief comprises of reception hall, open plan living/dining and kitchen. There are three good size bedrooms, modern bathroom/w.c. Outside there is a really versatile garden room with private patio area, private driveway for ample cars and a south facing rear garden. The property is being sold with no forward chain and viewing is highly recommended.

Key Features

- Ext Detached Bungalow
- Three bedrooms
- Council Tax Band - C
- Freehold
- Driveway
- Superb Open Plan Living
- No Chain
- EPC Rating - E
- South facing rear garden
- Viewing Essential





Entrance Hall

radiator, smooth and cove ceiling, electric meter and circuit breaker fuse box, access to loft space via pull down loft ladder to really good attic space that is part boarded and houses the gas fired central boiler

Extended Open Plan Living/Dining & Kitchen

Living Room

4.27 x 3.26 (14'0" x 10'8")

radiator, double glazed window opening to

Kitchen/Dining Room

8.22 x 3.52 (26'11" x 11'6")

measurements include built in units and comprises in the kitchen a single bowl, single drainer sink unit with mixer taps, units under and over the work top surfaces, built in oven, hob & extractor fan, dishwasher, part tiled walls, two skylights, two heated towel rails, smooth and cove ceiling, double glazed window and bi-folding doors looking over and onto the rear garden, storage cupboards in the dining area

Lean to

with plumbing and space for washing machine and door to outside

Bedroom One

4.04 x 3.33 (13'3" x 10'11")

measurements into double glazed bay window with fitted shutters blinds and also including built in wardrobes with storage, smooth and cove ceiling, recessed shower cubicle with shower and heated towel rail

Bedroom Two

3.34 x 3.16 (10'11" x 10'4")

measurements into double glazed bay window with fitted shutters blinds, radiator, smooth and cove ceiling

Bedroom Three

3.08 x 2.39 (10'1" x 7'10")

double glaze window, smooth and cove ceiling, radiator

Modern Fitted Bathroom/w.c

fitted bath with mixer taps and shower attachment, wash hand basin, low level w.c, tiled walls, heated towel rail

Outside

Driveway & Front Garden

mainly laid to off road parking with shrub border and side access gate to

South Facing Rear Garden

being laid to a combination of artificial lawn, paved patio, flower and shrub borders and outside lighting and power

Garden Room

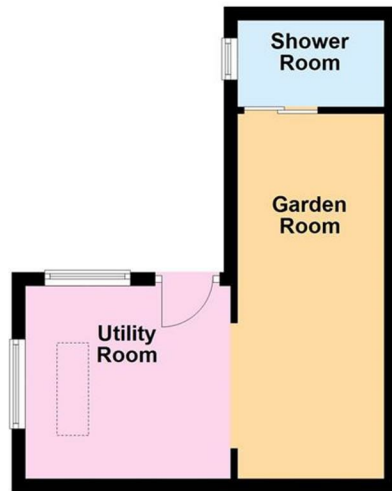
5.44 x 2.24 & 3.05 x 2.87 (17'10" x 7'4" & 10'0" x 9'4")

being a space for multiple potential uses and having floor and wall units, shower/w.c facilities and outside is a private seating area which is fenced off from the rear garden

Floor Plan Angmering Way

Floor Plan

Approx. 24.0 sq. metres (258.3 sq. feet)



Floor Plan

Approx. 90.3 sq. metres (972.4 sq. feet)



Total area: approx. 114.3 sq. metres (1230.7 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (39-60) C (15-54) D (9-38) E (1-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		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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