



Laurel Close, Worthing



Asking Price
£270,000
Freehold

- Terrace House
- South Garden
- Two Parking Spaces
- Council Tax Band -
- Two Bedrooms
- Garage
- Freehold
- EPC -

We are pleased to present this two bedroom house located in Worthing. The property is positioned in a quiet close with good access to local schools, shops and transport links. Living accommodation comprises two bedrooms, bathroom, lounge and kitchen. The property also benefits a south garden, garage and two parking spaces, Internal viewing advised, vendor suited.

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Accommodation

Entrance Area

PVC part obscured front door, glazed door to living area.

Lounge/diner 3.45 x 4.57

Full height double glazed french doors to garden, double glazed window to side, access to kitchen, radiator, storage cupboard, stairs to first floor.

Kitchen 4'11" x 9'4" (1.50 x 2.86)

Measurements to include built in units. Surface mounted butler sink with mixer tap over, boiler housed in cupboard, freestanding washing machine, under counter fridge, integrated double oven with four point gas burner and extractor over, tiled splash backs, double glazed window to rear, vinyl tiled flooring.

First floor landing

Loft access with pull down ladder and light, airing cupboard housing hot water tank and shower pump.

Bedroom One 8'4" x 10'8" (2.56 x 3.26)

Double glazed window to rear, radiator.

Bedroom Two 8'4" x 6'0" (2.56 x 1.84)

Double glazed window to rear, radiator

Bathroom 6'10" x 6'2" (2.09 x 1.90)

White bathroom suite, obscured double glazed window to side, PVC panelled bath with mixer tap, thermostatic shower and glass screen over, low level W.C, pedestal wash hand basin, tiled floor with under floor heating, tiled walls, heated towel rail

Rear Garden

South facing, mainly laid to lawn, patio area, personal door to garage, side access gate, flower and shrub borders.

Garage

Brick and pitched roof construction, up and over main door, personal door to garden, parking to front.



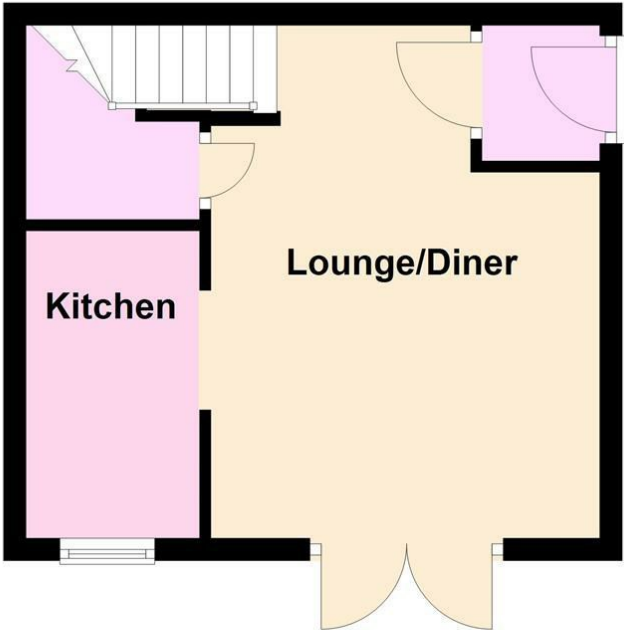
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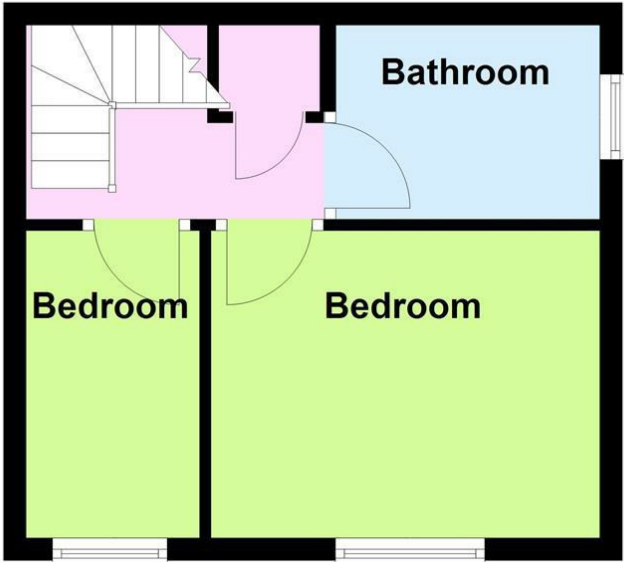
Ground Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



First Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



Total area: approx. 46.9 sq. metres (504.9 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	

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.