



2



3



2



B



Description

We are delighted to offer this Modern Detached House which is situated in a quiet close backing onto Woodland. It is situated in an excellent position with good access to amenities including shops, schools, bus and train routes and the sea being two and a half miles away. The property which is well presented comprises of cloakroom/w.c, living room, utility room, kitchen/Dining Room with fitted appliances and doors overlooking and onto the west facing rear garden. On the first floor are three bedrooms with the master having an En-suite Shower room/w.c. There is also a family bathroom/w.c. Outside there is a driveway for two cars and a nice size garden, where there is a fully functioning Garden Office. To fully appreciate the location and condition of this property internal viewing is highly recommended

Key Features

- Modern Detached House
- Three Bedrooms
- Backs onto Woodland
- West Rear Garden
- En-Suite Shower Room/w.c
- EPC Rating - B
- Garden Office
- Council Tax Band - D
- Freehold
- Viewing Essential





Entrance Hall

Front door into entrance hall, radiator, double glazed window, under stairs cupboard with electric breaker fuse box, electric metre, smooth ceiling.

Living Room

3.94 x 3.73 (12'11" x 12'2")
Double glazed window, radiator, smooth ceiling.

Cloakroom / W/C

Low level flush w/c, wash hand basin, radiator, smooth ceiling.

Kitchen / Dining Room

5.52 x 2.85 (18'1" x 9'4")
Measurements to include matching range of wall and base units, one and half bowl stainless steel sink unit inset to worktop, built in dishwasher, fridge freezer, oven, hob and extractor, double glazed window, double glazed doors to rear garden, radiator, smooth ceiling.

Utility Room

2.35 x 1.65 (7'8" x 5'4")
Wall mounted gas fired central heating boiler concealed in unit, built in cupboards and drawers, integrated washing machine, smooth ceiling.

Landing

Access to loft space which is part boarded, airing cupboard with storage.

Bedroom One

3.95 x 3.52 (12'11" x 11'6")
Double glazed window, radiator, smooth ceiling.

En-Suite Shower / W/C

Low level flush w/c, wash hand basin, heated towel rail, obscured double glazed window, smooth ceiling, step in shower cubicle with tiled surround, extractor fan.

Bedroom Two

2.91 x 2.89 (9'6" x 9'5")
Double glazed window, radiator, smooth ceiling.

Bedroom Three

2.90m x 2.51m (9'6" x 8'3")
Double glazed window, radiator, smooth ceiling.

Bathroom W/C

Panel enclosed bath with wall mounted shower, wash hand basin, low level flush w/c, part tiled walls, extractor fan, smooth ceiling, heated towel rail.

Front Garden

Laid to shingle.

Driveway

For two cars providing off road parking, gate to garden.

West Facing Rear Garden

Laid to patio, lawn, shingle area, enclosed by fencing, light, power and water tap, shed.

Office

3.91 x 3.16 (12'9" x 10'4")
Smooth ceiling with spotlights, power, electric heater, double glazed double doors and decking area in front.



Floor Plan Lobelia Drive

Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



Total area: approx. 88.8 sq. metres (955.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co