



2



3



1



C





## Description

We are please to present this beautifully presented and extended three double bedroom detached house located in Worthing. Upstairs accommodation comprises three double bedrooms with a modern shower room. Downstairs living includes a good sized lounge, extended dining room, kitchen and W.C. There is also the benefit of a garden studio, off road parking for multiple cars, a well maintained mature west facing rear garden, double glazing and gas fired central heating. It is positioned close to local schools, shops and transport links with great access to the A27 and A24 too. Internal viewing is advised.

## Key Features

- Detached House
- Extended
- Parking
- Beautifully Presented
- Council Tax Band -
- Three Double Bedrooms
- West Garden
- Garden Studio
- EPC - TBC
- Freehold



robertluff.co.uk

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

Robert  
Luff & Co





## Entrance Hall

**Lounge**  
3.50 x 4.33 (11'5" x 14'2")

**Dining Room**  
2.71 x 4.74 (8'10" x 15'6")

**Kitchen**  
2.39 x 3.76 (7'10" x 12'4")

**W.C**

## First Floor Landing

**Bedroom One**  
3.95 x 3.50 (12'11" x 11'5")

**Bedroom Two**  
3.48 x 3.37 (11'5" x 11'0")

**Bedroom Three**  
3.06 x 2.40 (10'0" x 7'10")

**Shower Room**  
1.60 x 1.97 (5'2" x 6'5")

**Studio**  
4.75 x 2.42 (15'7" x 7'11")  
Brick built, power, lighting and plumbing.

**Rear Garden**  
West Facing, garden shed and summerhouse

**Front Garden**  
Off road parking for multiple cars



robertluff.co.uk

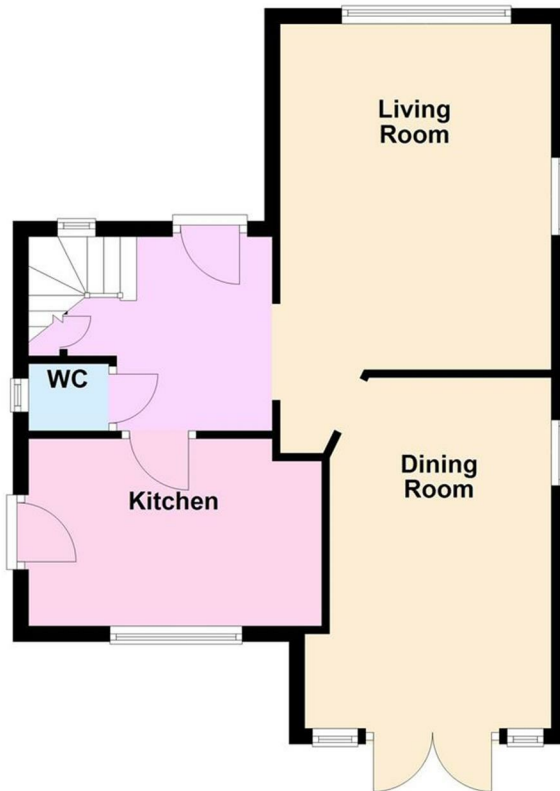
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co

## Floor Plan Half Moon Lane

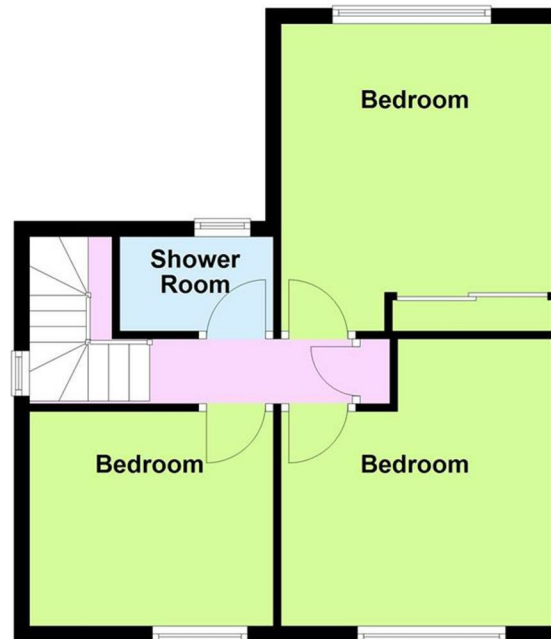
### Ground Floor

Approx. 47.6 sq. metres (512.0 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 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		69	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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