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1



D



Description

We are pleased to present this well presented and extended three bedroom end of terrace house located in Angmering. The property offer good room sizes with upstairs offering two double bedrooms, a further single and family bathroom. Downstairs accommodation includes a large lounge, dining room, extended kitchen and W.C. It is very well presented and is positioned close to local schools, shops and transport links too. Internal viewing advised.



Key Features

- End Terrace House
- Extended
- Beautifully Presented
- EPC - D
- Council Tax Band - C
- Three Bedrooms
- Garage
- Quiet Location
- Freehold





Entrance Hall

Lounge
3.96 x 5.54 (12'11" x 18'2")

Dining Room
2.42 x 3.92 (7'11" x 12'10")

Kitchen
2.97 x 3.54 (9'8" x 11'7")

W.C

First Floor Landing

Bedroom One
2.90 x 4.34 (9'6" x 14'2")



Bedroom Two
3.56 x 2.89 (11'8" x 9'5")

Bedroom Three
1.99 x 2.77 (6'6" x 9'1")

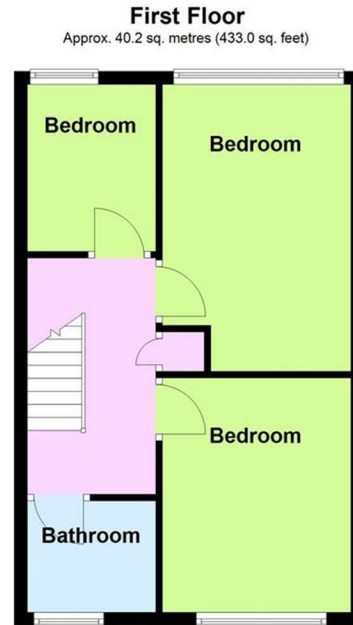
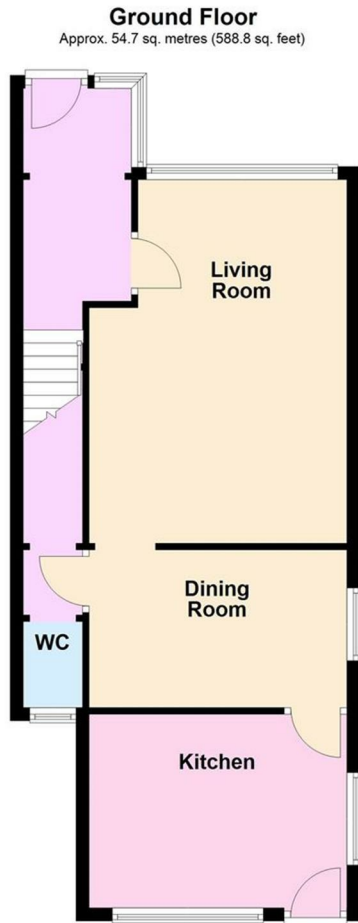
Bathroom
1.70 x 1.98 (5'6" x 6'5")

Rear Garden
Low maintenance, side access

Front Garden

Garage
Located in compound accessed from Meadowside

Floor Plan Meadowside



Total area: approx. 94.9 sq. metres (1021.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(29-34) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
	81		
	62		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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