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## Description

Robert Luff & Co are pleased to present this three bedroom end terrace house located in Worthing. The property is set over two floors and offers three bedrooms with an en-suite and bathroom on the first floor with a lounge, kitchen/diner and W.C on the ground floor. The property is well presented, is set on a quiet part of the popular Saxon Plain development overlooking trees and is being offered with no ongoing chain too. The property offers the remainder of a 10 year guarantee and an extra wide plot with large garden too. It is close to local schools, shops and transport links. internal viewing advised.

## Key Features

- End Terrace House
- Well Finished
- Chain Free
- Remainder of 10 Year Guarantee
- Council Tax Band - C
- Three Bedrooms
- Extra Large Garden
- Parking
- Freehold
- EPC - B





**Entrance Hall**

**Lounge**

**3.80 x 3.94 (max) (12'5" x 12'11" (max))**

**Kitchen / Diner**

**4.88 x 2.49 (16'0" x 8'2")**

**W.C**

**1.54 x 1.05 (5'0" x 3'5")**

**First Floor Landing**

**Bedroom One**

**3.25 x 2.74 (10'7" x 8'11")**

**En-Suite**

**1.53 x 1.00 (5'0" x 3'3")**



**Bedroom Two**

**2.99 x 2.49 (9'9" x 8'2")**

**Bedroom Three**

**2.49 x 1.79 (8'2" x 5'10")**

**Bathroom**

**1.90 x 2.10 (6'2" x 6'10")**

**Front Garden**

Driveway with parking for multiple cars

**Rear Garden**

Extra large, double width

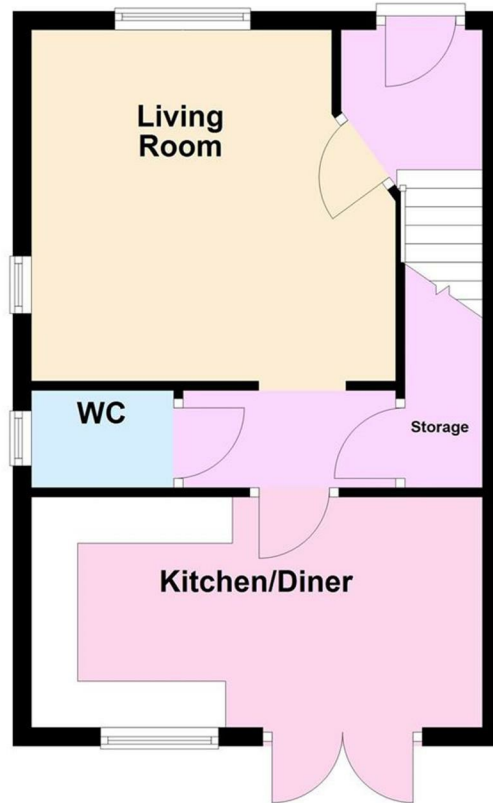
**Agents Note**

This property has an estate charge of approximately £300 per year

## Floor Plan Windflower Chase

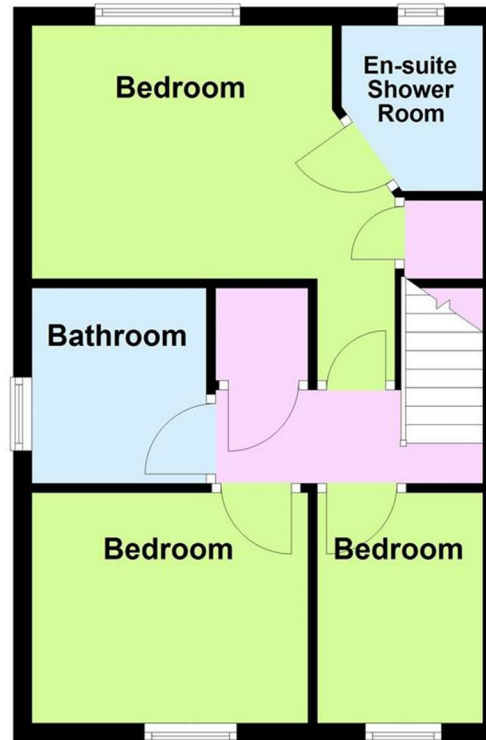
### Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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