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2



2



D



Description

Robert Luff & Co are pleased to present this well presented and extended four/five bedroom family home. Upstairs accommodation comprises four good sized bedroom with a family bathroom. The ground floor offers a bay fronted lounge, modern kitchen/diner and conservatory. This property also includes a further bedroom with shower, W.C and utility/preparation area that lends itself to annex potential. The drive has parking for multiple cars and rear garden is low maintenance too. It is positioned close to local schools, shops and transport links - internal viewing advised.

Key Features

- Detached House
- Extended
- Well Finished
- Council Tax Band - E
- Four Bedrooms
- Annex / Rental Potential
- EPC - TBC
- Freehold





Entrance Hall

Lounge
5.13 x 3.98 (into bay) (16'9" x 13'0" (into bay))

Kitchen / Diner
3.29 x 4.89 (10'9" x 16'0")

Conservatory
2.79 x 4.25 (9'1" x 13'11")

Utility Room
1.82 x 2.39 (5'11" x 7'10")

W.C
1.33 x 1.40 (4'4" x 4'7")

Bedroom / Reception
4.76 x 2.33 (15'7" x 7'7")

Bedroom One
2.84 x 4.92 (9'3" x 16'1")

Bedroom Two
2.41 x 4.06 (7'10" x 13'3")

Bedroom Three
2.70 x 2.80 (8'10" x 9'2")

Bedroom Four
2.70 x 2.00 (8'10" x 6'6")

Bathroom
2.14 x 1.95 (7'0" x 6'4")

Rear Garden
Low maintenance, shed with power

Front Garden
Parking for multiple cars

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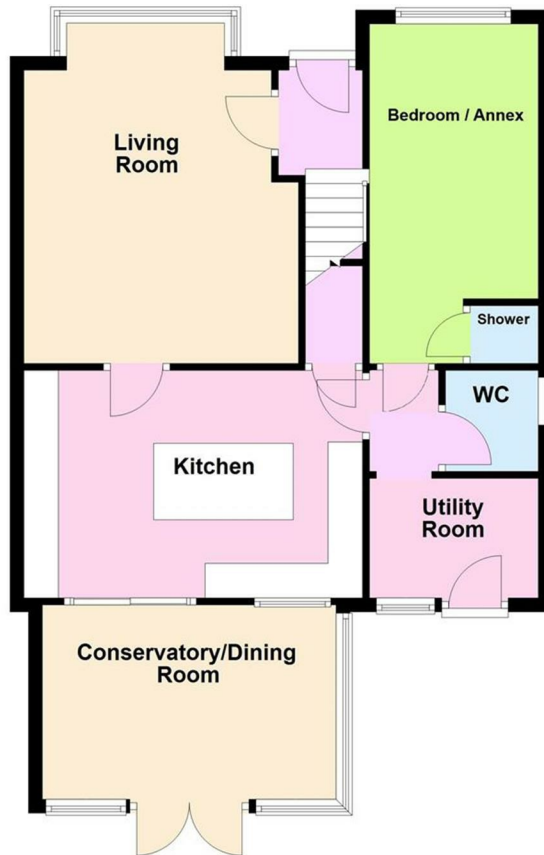
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Floor Plan Woodpecker Way

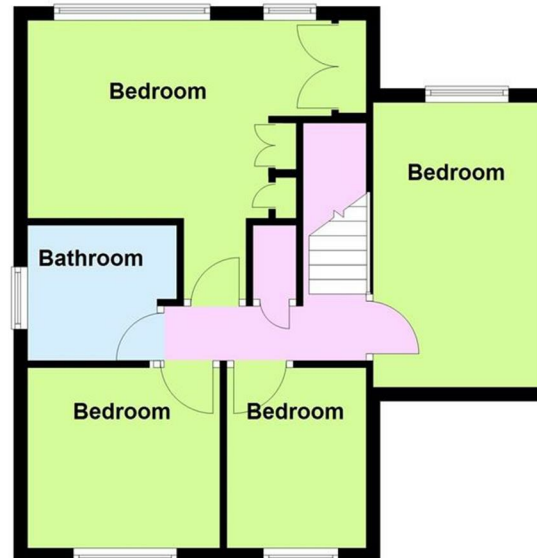
Ground Floor

Approx. 71.6 sq. metres (771.0 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 119.5 sq. metres (1286.4 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		64	70
		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.

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