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Description

We are delighted to offer this superbly presented and extended semi-detached house, ideally located within close proximity to schools, local shops, the mainline railway station, and just over a mile from the beach.

Immaculately modernised throughout, the accommodation includes an entrance hall, bay fronted living room, superb modern fitted kitchen/family room, four bedrooms and a modern family bathroom/WC. Externally, the property benefits from a front garden with driveway parking, while to the rear, a generous west facing garden and internal viewing is essential to be fully appreciated.



Key Features

- Semi Detached House
- Stunning Kitchen/Family Room
- Driveway
- Council Tax Band B
- Freehold
- Four Bedrooms
- West Facing Rear Garden
- Modern Bathroom
- EPC Rating - TBC



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

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Entrance Hall

Door to front, under stairs cupboard, engineered herringbone oak flooring and radiator.

Living Room

3.81 x 4.45 (into bay) (12'5" x 14'7" (into bay))

Double glazed bay window to front, tv point and radiator.

Kitchen/Family Room

5.20 x 5.61 (17'0" x 18'4")

Modern fitted kitchen which includes an island with power points, Quartz worktop with upstand throughout, integrated electric Bosch double oven, integrated Bosch induction hob with extractor hood, integrated Bosch washing machine and dishwasher, integrated full length fridge, integrated full length freezer, wine cooler, butler sink with hot tap, two modern panel radiators, engineered herringbone oak flooring throughout and pantry cupboard with power and light. The family room offers a tv point, double glazed sky light and double glazed bi-folding doors out to the rear garden.

First Floor Landing

Radiator, double glazed window to side and loft access.

Bedroom One

2.61 x 3.05 (8'6" x 10'0")

Double glazed window to rear, tv point and radiator.

Bedroom Two

3.02 x 3.03 (9'10" x 9'11")

Double glazed window to front and radiator.

Bedroom Three

2.68 x 2.91 (8'9" x 9'6")

Double glazed window to rear and radiator.

Bedroom Four

2.43 x 1.66 (7'11" x 5'5")

Double glazed window to front, radiator and over stairs cupboard with storage and housing a Worcester combi boiler.

Bathroom

1.52 x 1.97 (4'11" x 6'5")

Modern fitted bathroom with panel enclosed bath with shower over, dual button WC, wash hand basin set on vanity unit, back lit heated mirror, towel radiator, extractor fan and double glazed frosted window to side.

Outside

Front Garden

Wall and fence enclosed and laid to lawn.

Driveway

Driveway to front.

West Facing Rear Garden

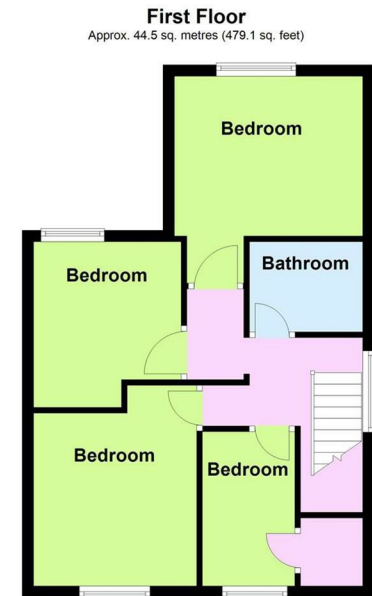
Fence and bush enclosed, laid to patio and lawn, gated side access and outside power and outside tap.

Agents Note

In accordance with the 1979 Estate Agents Act one of the sellers is an employee of Robert Luff & Co



Floor Plan Limbrick Lane



Total area: approx. 114.9 sq. metres (1236.8 feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(82 plus) A	(82 plus) A	(82 plus) A	(82 plus) A
(61-81) B	(61-81) B	(61-81) B	(61-81) B
(39-60) C	(39-60) C	(39-60) C	(39-60) C
(15-38) D	(15-38) D	(15-38) D	(15-38) D
(9-14) E	(9-14) E	(9-14) E	(9-14) E
(4-8) F	(4-8) F	(4-8) F	(4-8) F
(1-3) G	(1-3) G	(1-3) G	(1-3) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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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