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## Description

Robert Luff and Co are pleased to present this beautifully finished three bedroom semi-detached house located in a quite development in Ferring. The property is set over two floors with the first floor offering three good sized bedrooms with one having an en-suite and a family bathroom too. Downstairs benefits a large lounge, kitchen/diner and separate W.C. To the rear there is a west facing garden with patio area, personal door into an oversized garage that has parking to the front with an electric car charger. Opposite the property is a lovely green perfect for dog walking, Kilham Way is located close to local schools, shops and major road connections too with internal viewing advised.

## Key Features

- Semi Detached House
- Oversized Garage
- En-Suite
- Quiet Location
- Council Tax Band -
- Three Bedrooms
- West Garden
- Beautifully Finished
- Freehold
- EPC -







#### Entrance Hall

#### Lounge

4.27 x 3.70 (14'0" x 12'1")

#### Kitchen / Diner

3.99 x 4.72 (max) (13'1" x 15'5" (max))

#### W.C

1.03 x 1.83 (3'4" x 6'0")

#### First Floor Landing

#### Bedroom Two

3.31 x 2.61 (10'10" x 8'6")

#### Bedroom One

3.41 x 3.70 (11'2" x 12'1")

#### En-Suite

1.65 x 1.76 (5'4" x 5'9")



#### Bedroom Three

3.55 x 2.03 (11'7" x 6'7")

#### Bathroom

1.70 x 2.02 (5'6" x 6'7")

#### Front Garden

Driveway with parking

#### Rear Garden

West facing, mainly laid to lawn, decked area, personal door to garage.

#### Garage

6.00 x 4.47 (max) (19'8" x 14'7" (max))

Oversized, up and over main door, power and lighting, personal door to rear.

#### Agents Note

This property has an estate charge of approximately £300 PA

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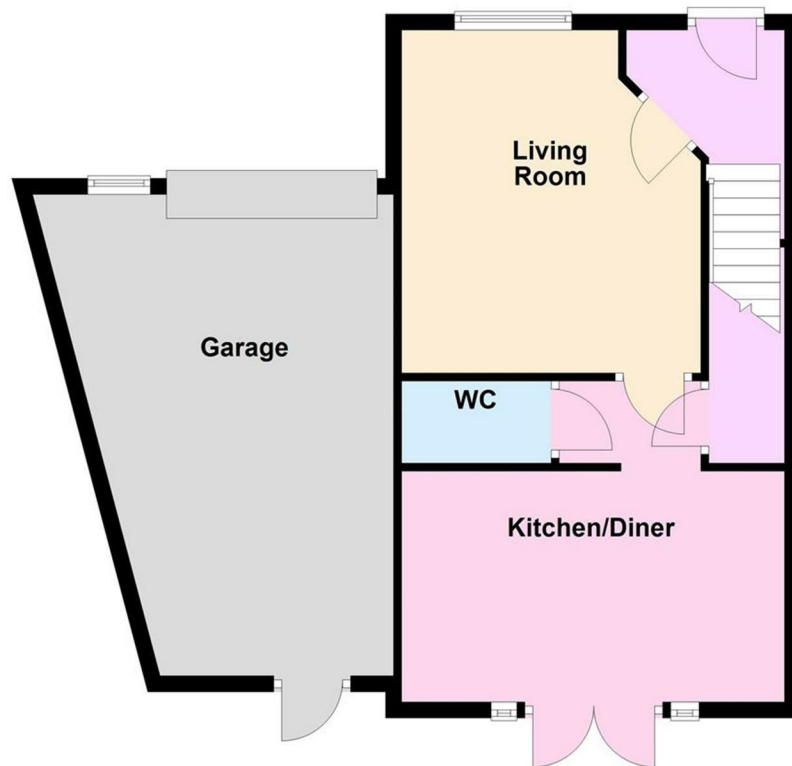
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Robert  
Luff & Co

## Floor Plan Kilham Way

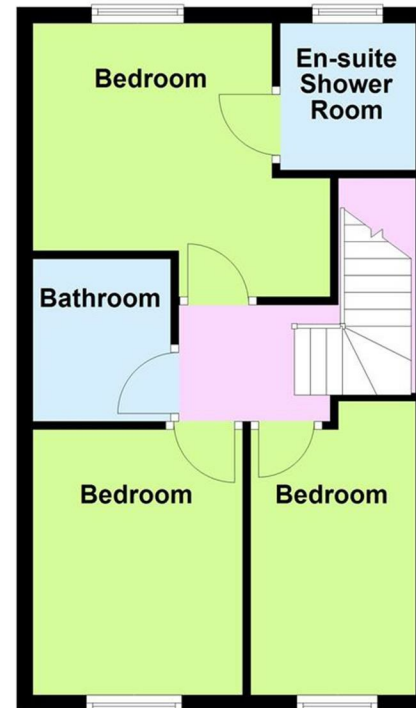
### Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



### First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 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			England & Wales		
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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