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3



1



C





## Description

We are delighted to offer this well presented Three Bedroom Semi-detached house situated on a generous plot with gardens to three sides. The location is sought after and has good proximity to schools, shops, bus routes and mainline railway station serving London, Brighton, Portsmouth and Southampton. Other features include Conservatory, double glazing, gas fired central heating and garage. Viewing is strongly recommended.

## Key Features

- Corner Plot
- Three bedrooms
- Freehold
- Conservatory
- Large Gardens
- Semi-detached house
- Council Tax Band - C
- EPC Rating - C
- Garage
- Viewing Essential







#### Entrance Porch

Double glazed front door and side window with wood effect flooring and modern wooden glazed door to:

#### Entrance Hall

Radiator, stairs to first floor, smooth ceiling, double doors to:

#### Living Room/Diner

**7.120 x 3.51 narrowing to 2.26 (23'4" x 11'6" narrowing to 7'4")**

Two radiators, understairs cupboard with gas and electric meters and electric circuit board fuse box, double glazed window to front and sliding doors to rear onto Conservatory, smooth ceiling and spotlights.

#### Modern fitted Kitchen

**2.656 x 2.147 (8'8" x 7'0")**

Measurements to include built in units. Matching range of floor and wall units with work top surfaces, single drainer single bowl sink unit with mixer tap over, built in oven, four ring gas hob and extractor over, plumbing and space for dishwasher, built in fridge/freezer, smooth ceiling, part tiled walls, double glazed window to:

#### Conservatory

**4.48 x 1.98 (14'8" x 6'5")**

Mainly a double glazed construction with door onto garden, work top surfaces with plumbing and space for washing machine under and cupboard.

#### Landing

Access to loft space which houses the gas fired central heating boiler, smooth ceiling, storage cupboard.

#### Bedroom One

**3.55 x 2.57 (11'7" x 8'5")**

Double glazed window, radiator, smooth ceiling, wood door.

#### Bedroom Two

**3.2 x 2.60 (10'5" x 8'6")**

Radiator, double glazed window, smooth ceiling, wood door.

#### Bedroom Three

**1.94 x 1.83 (6'4" x 6'0")**

Measurements not to include recessed wardrobe above the bulk head of the stairs. Radiator, double glazed window, smooth ceiling, wood door.

#### Modern fitted Bathroom/w.c.

Panelled bath with mixer tap, wall mounted shower and screen, low-level w.c, obscured double glazed window, wall mounted wash hand basin, tiled walls and floor, radiator, smooth ceiling.

#### Front Garden

Laid to lawn, path to front door and hedging.

#### East, South & West Aspect Side Rear Garden

Laid to a paved patio area, areas of lawn, shrubs and small trees, side gate enclosed by fencing.

#### Garage

**5.01 x 2.571 (16'5" x 8'5")**

Accessed from Newtimber Avenue. Up and over door, power and light, personal door to garden.

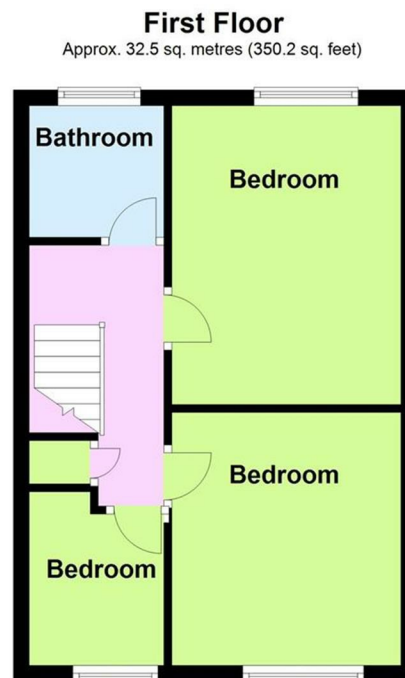
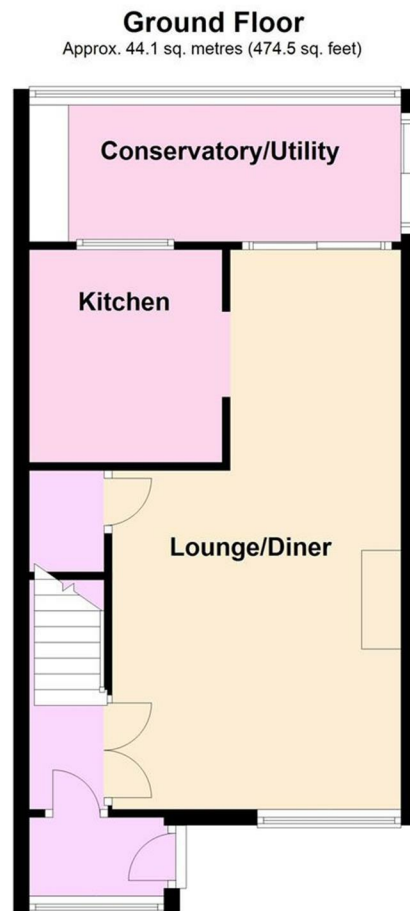


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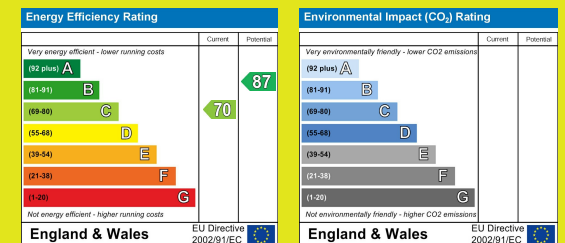
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## Floor Plan Chilgrove Close



Total area: approx. 76.6 sq. metres (824.6 sq. feet)



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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