



4



2



2



Description

Robert Luff & co are pleased to present this four double bedroom substantial detached house located in Worthing. Living accommodation comprises a large lounge, separate dining room, kitchen / breakfast room. utility room and separate W.C. Upstairs are four double bedrooms (one with en-suite) and a family bathroom. The property also benefits a double garage, off road parking, generous garden, double glazing and gas fired central heating. The property is set back down a quiet drive and is positioned close to local schools, shops and transport too. Internal viewing is advised to appreciate its size.

Key Features

- Detached House
- Double Garage
- Two Reception Rooms
- Freehold
- Council Tax Band - F
- Four Double Bedrooms
- En-Suite
- Quiet Close
- EPC - TBC





Entrance Hall

Lounge

5.20 x 3.65 (17'0" x 11'11")

Dining Room

3.10 x 3.26 (10'2" x 10'8")

Kitchen / Breakfast

3.89 x 3.27 (max) (12'9" x 10'8" (max))

W.C

1.70 x 0.93 (5'6" x 3'0")

Reception Room

4.30 x 2.83 (14'1" x 9'3")

Utility Room

3.01 x 1.65 (9'10" x 5'4")

First Floor Landing

Bedroom Four

2.84 x 4.32 (9'3" x 14'2")



Bathroom

1.89 x 2.97 (max) (6'2" x 9'8" (max))

Bedroom Three

3.11 x 4.16 (10'2" x 13'7")

Bedroom One

3.62 x 5.26 (11'10" x 17'3")

En-Suite

1.69 x 3.15 (5'6" x 10'4")

Bedroom Two

4.58 x 4.17 (15'0" x 13'8")

Front Garden

Driveway with parking for multiple cars, access to double garage, lawn area, side access to rear of property.

Rear Garden

Mainly laid to law, patio area, side access to front of property

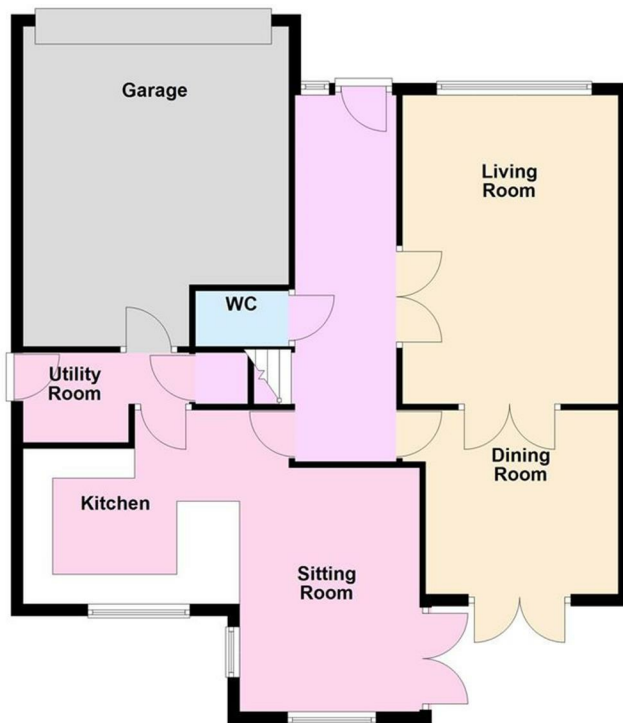
Double Garage

4.61 x 5.26 (15'1" x 17'3")

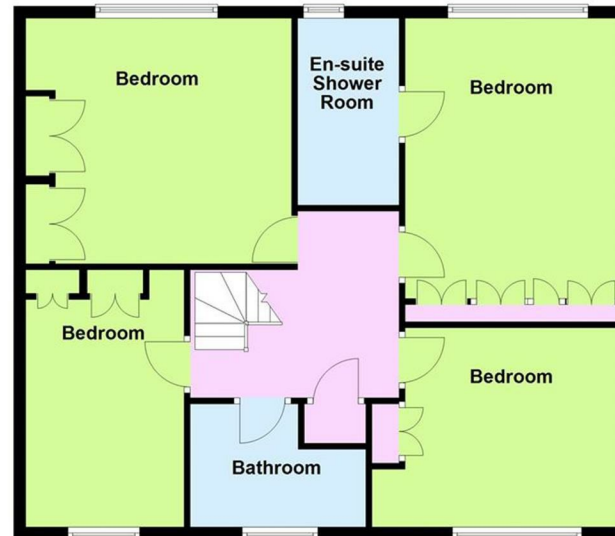
Electric roller door

Floor Plan Foxglove Walk

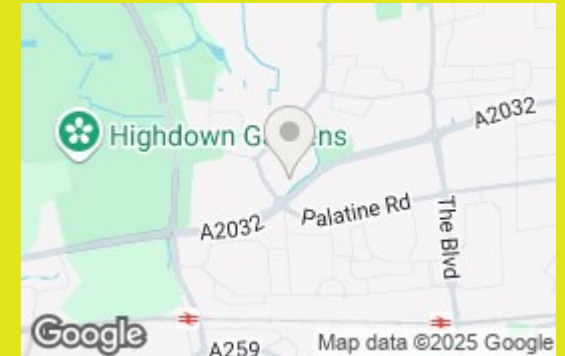
Ground Floor
Approx. 96.1 sq. metres (1034.1 sq. feet)



First Floor
Approx. 85.9 sq. metres (925.1 sq. feet)



Total area: approx. 182.0 sq. metres (1959.2 sq. feet)



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

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co