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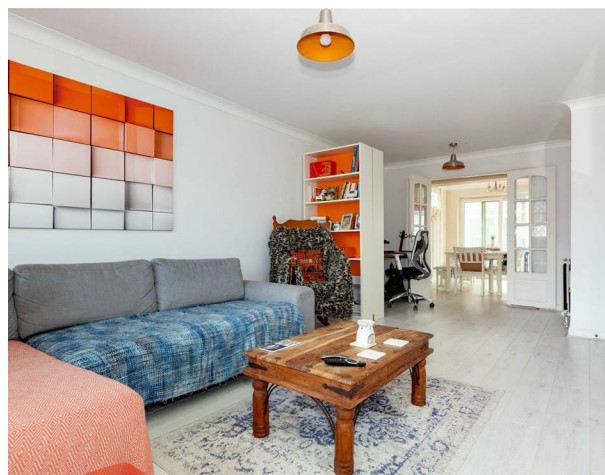


Description

Robert Luff & Co are delighted to offer this beautifully presented extended detached house which must be viewed internally to be appreciated. It is situated in a good location for amenities including shops, schools and bus route. The accommodation in brief comprises of three bedrooms and a stunning bathroom with shower on the first floor. The ground floor has a spacious living room, dining room and conservatory, beautifully fitted kitchen/breakfast room, ground floor cloakroom/wc and an office. With a West facing rear garden, gas heating and double glazing, this home has many superb features.

Key Features

- Ext Detached House
- Two Reception Rooms
- Conservatory
- Freehold
- Council Tax Band - E
- Three Bedrooms
- Modern Fitted Kitchen
- EPC Rating - D
- West Rear Garden
- Viewing Essential



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Robert
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Entrance Porch

2.94 x 1.79 (9'7" x 5'10")

being a brick and double glazed construction with tiled floor, double glazed front door and side windows, front door to

Entrance Hall

smooth and coved ceiling, radiator, stairs to first floor, under stairs cupboard with storage, gas and electric meter and electric circuit breaker fuse box

Cloakroom/w.c

with low level w.c, wash hand basin, obscured double glazed window, tiled floor and smooth ceiling

Living Room

6.4 x 3.6 > 2.73 (20'11" x 11'9" > 8'11")

two radiators, double glazed window, fireplace, smooth and coved ceiling

Dining Room

3.52 x 2.76 (11'6" x 9'0")

radiator, smooth and coved ceiling, double glazed window, doors to kitchen and conservatory

Conservatory

3.04 x 2.63 (9'11" x 8'7")

brick and double glazed construction with windows and doors overlooking and onto the rear garden, tiled flooring, radiator

Modern Fitted Kitchen/Breakfast Room

5.09 x 3.49 (16'8" x 11'5")

Measurements to include the comprehensive range of fitted units with one and half bowl single drainer sink unit with units and drawers over and under the work top surfaces, part tile walls, radiator, plumbing and space for automatic washing machine and tumble dryer, built in 5 ring gas hob with extractor over, double oven, smooth and coved ceiling with spotlights, double glazed window and side double glazed door giving access to the rear garden

Office

3.28m x 2.21m (10'9" x 7'3")

From the entrance hall there is a door into the back part of the old garage which is a really useful space and could have a wide range of uses it also has a radiator and double glazed window

First Floor Landing

double glazed window, access to loft space, airing cupboard housing the wall mounted combination gas central heating boiler

Bedroom One

3.61 x 3.17 (11'10" x 10'4")

measurements not to include the built in wardrobes that have sliding doors with hanging and shelving, smooth ceiling, radiator, double glazed window with westerly views of the south downs

Bedroom Two

3.57 x 3.02 (11'8" x 9'10")

radiator, double glazed window with views to the south over the roof tops towards the sea

Bedroom Three

3.23 x 1.89 > 2.12 (10'7" x 6'2" > 6'11")

radiator, smooth ceiling with spotlights, double glazed window with views to the south over the roof tops towards the sea

Modern Bath/Shower Room

2.66 x 2.65 (8'8" x 8'8")

Maximum Measurements. Having modern white suite with large bath with mixer tap and rinser, low level w.c, floating wash hand basin with mixer taps, heated towel rail, part tiled walls, obscure double glazed window, walk in shower unit with large drench head and side rinser with glass screen, smooth ceiling with spotlights

Outside

Front Garden & Parking

the front garden is mainly laid to brick paving which provide ample off road parking. Behind the garage door is a useful storage space. Side access to rear garden

Lanscaped West Facing Rear Garden

with artificial lawn, paved patio, raised decking area, flower and shrub borders and enclosed by panel fencing



Floor Plan Colne Close

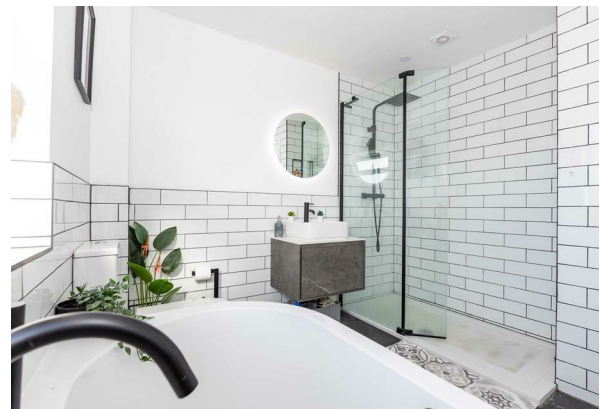


Total area: approx. 135.4 sq. metres (1457.7 sq. feet)

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		60	71
		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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