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Description

This well-presented three-bedroom semi-detached house is ideally situated in a sought-after residential area of Durrington, Worthing. Offered for sale with no onward chain, this property represents an excellent opportunity for families, first-time buyers, or those looking to move straight in without delay.

Inside, the home offers bright and versatile accommodation throughout. There is a lounge/dining room, providing plenty of space for relaxing and entertaining, along with a modern fitted kitchen and well-appointed family bathroom. Upstairs you'll find three comfortable bedrooms, all tastefully decorated.

Outside, the property boasts a south-facing rear garden, perfect for enjoying the sunshine and outdoor dining. There is also the benefit of a garage and additional off-road parking for multiple vehicles.

Location

Edmonton Road enjoys a convenient and family-friendly location close to a range of local amenities. Nearby you'll find Tesco Extra Superstore, Durrington and Worthing mainline stations (providing direct links to Brighton and London), and highly regarded local schools and colleges, including Durrington High and Worthing College. The A27 and A24 are easily accessible, providing excellent road connections across the south coast and beyond.

Key Features

- Semi-Detached House
- Lounge/Dining Room
- South Facing Rear Garden
- Freehold
- EPC - D
- Three Bedrooms
- Modern Kitchen
- Garage and Off Road Parking
- Chain Free
- Council Tax Band - C



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

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Front Garden

Driveway for up to three vehicles.

Entrance Porch

Lounge/Dining Room

7.62m0.61m x 4.27m0.61m (narrowing to 1.83m2.74m) (25"2 x 14"2 (narrowing to 6"9))

L shaped. Double aspect with double glazed windows. Radiator. Thermostat. Double glazed patio doors leading to south facing rear garden.

Kitchen

3.05m x 2.13m (10 x 7)

Modern tiled with fitted wall and base units. stainless steel sink unit. spaces for appliances. Wall mounted Worcester Bosch boiler. Double glazed window.

Stairs to First Floor Landing

Loft hatch. Hall window.

Bedroom One

3.96m1.22m x 2.13m2.74m (13"4 x 7"9)

Built in wardrobes. Double glazed window. Further cupboard housing water tank.



Bedroom Two

2.44m2.74m x 2.44m0.30m (8"9 x 8"1)

Double glazed window. Radiator.

Bedroom Three

3.05m1.52m x 1.52m1.83m (including downstairs rec (10"5 x 5"6 (including downstairs recess))

Double glazed window. Radiator.

Family Bathroom

1.52m2.44m x 1.52m2.44m (5"8 x 5"8)

Modern suite comprising panelled bath with shower. Low level WC. Obscured double glazed window. Heated towel rail.

Rear Graden

South facing rear garden. Laid to lawn. Patio Area.

Detached Garage

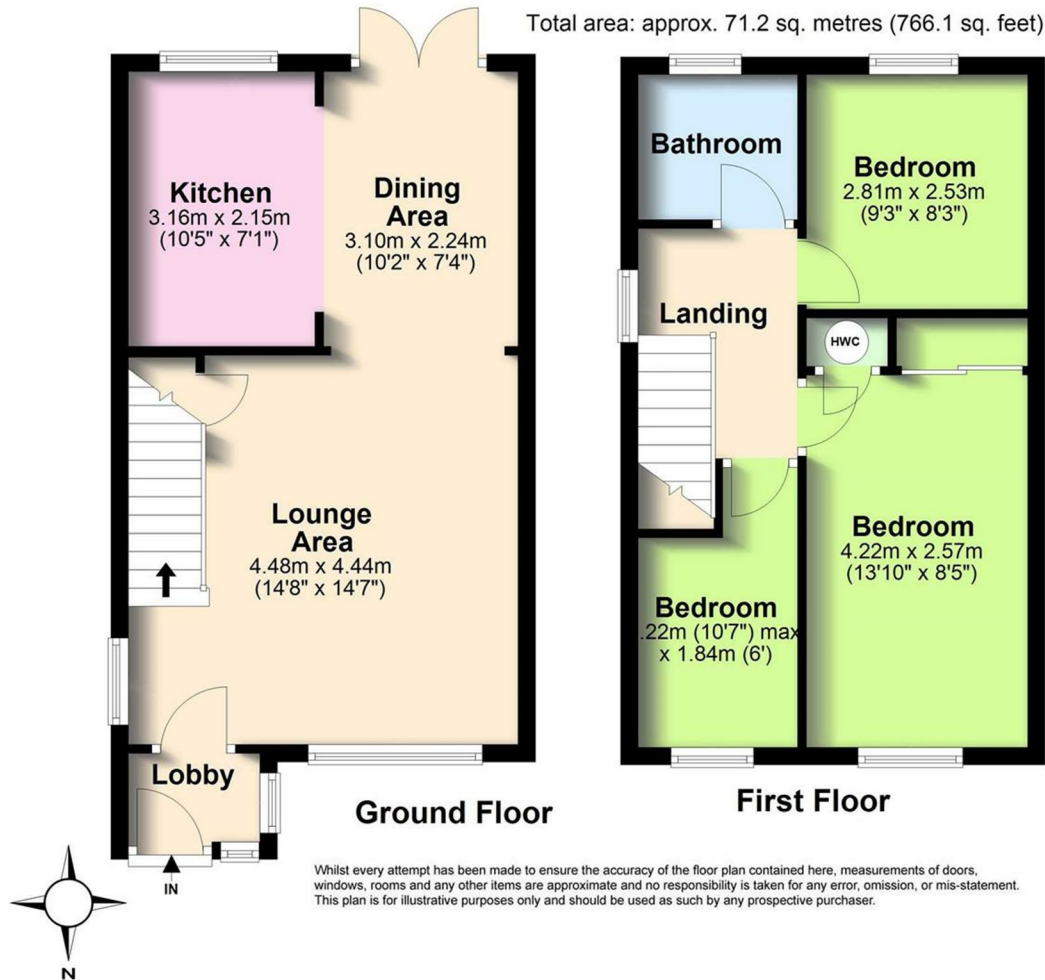
7.32m0.61m x 3.05m0.30m (24"2 x 10"1)

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Floor Plan Edmonton Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			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.

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