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Description

We are delighted to offer to the market this detached four bedroom family home with long drive and pitched roof garage, ideally located in a quaint cul-de-sac, in the heart of the popular West Durrington location close to local parks, shops, schools, David Lloyd, and having easy access to both the A27 and the A280 nearby.

Accommodation offers an open plan kitchen/dining room, lounge, ground floor WC, and four good size bedrooms, including one with an en suite, plus a family bathroom. The property also benefits from double glazing and gas fired central heating.

Key Features

- Detached Family Home
- En Suite Shower Room
- Utility Area
- Driveway
- Garage
- Four Bedrooms
- Open Plan Kitchen/Diner
- Private Rear Garden
- Off Road Parking
- Council Tax Band E



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Frosted double glazed front door:

Hallway

Wood effect flooring, radiator, double glazed window, under stairs storage cupboard, and wall mounted Honeywell boiler controls.

Ground Floor WC

Low flush WC, pedestal wash hand basin with mixer tap, and radiator.

Lounge

4.97 x 3.21 (16'3" x 10'6")
Media point, tv point, double glazed window to front, downlighters and radiator.

Spacious Kitchen/Diner

5.36 x 3.39 (17'7" x 11'1")
Range of taupe coloured base and wall units, marble effect worktops incorporating a stainless steel sink with mixer tap, four ring gas hob with extractor fan over, tiled splashbacks, fitted double oven, integrated fridge/freezer, dishwasher, radiator, space for a dining table, integrated boiler, double glazed double opening french doors, and double glazed door to rear garden. Door to:

Utility Area

Storage cupboard, integrated washing machine and extractor fan.

Stairs to:

First Floor Landing

With loft hatch and double glazed window.

Bedroom One

3.78 x 3.17 (12'4" x 10'4")
Double glazed window, radiator, tv point and door to:

En Suite Shower Room

Fitted shower cubicle with folding door, low flush WC, pedestal basin with mixer tap, radiator and tiled floor.

Bedroom Two

3.76 x 3.16 (12'4" x 10'4")
Double glazed window to front and radiator,

Bedroom Three

2.67 x 2.12 (8'9" x 6'11")
Double glazed window to rear and radiator.

Bedroom Four

2.20 x 2.15 (7'2" x 7'0")
Radiator and double glazed window.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush WC and tiled splashback walls.

Outside

Rear Garden

With lawn area, fence enclosed, outside tap, and gate for side access to driveway.

Private Driveway

Driveway to:

Slate Tiled Pitch Roof Garage

With up and over door.



Floor Plan Gladiolus Grove



Approximate gross internal floor area 104.6 sq m/ 1125.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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