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## Description

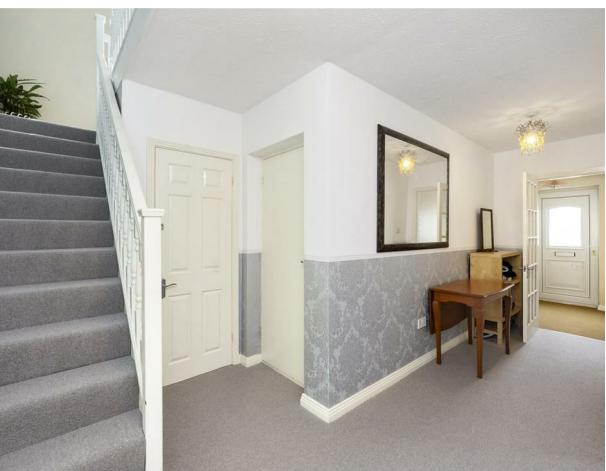
We are pleased to offer to the market this well presented versatile detached family home, ideally situated in this quiet cul-de-sac with local schools, shops, parks, bus routes and easy access to both the A27 and A24 nearby.

Accommodation offers entrance hall with ground floor WC, living room with feature fireplace opening through into conservatory, formal dining room, kitchen and separate utility room. Upstairs there are four double bedrooms, the master with a good sized en suite, and further family bathroom. Other benefits include off-road parking to the front, a wrap-around south-westerly balcony and a feature enclosed rear garden



## Key Features

- Detached Family Home
- Separate Dining Room & Conservatory
- Utility Room
- South-Westerly Balcony
- Secluded Rear Garden
- Four Bedrooms
- Master Bedroom With En Suite Bathroom
- Ground Floor WC
- Off Road Parking & Garage
- Council Tax Band F



Double glazed front door leading into:

#### **Inner Entrance Porch**

Hanging space, shoe space, part glazed frosted door leading into:

#### **Entrance Hall**

Radiator, stairs leading to first floor landing, door leading into garage, dado rail, textured ceiling, door into:

#### **Ground Floor WC**

Double glazed frosted window to side aspect, low level flush WC, wall mounted wash hand basin with chrome mixer taps, tiled splashback, radiator, and textured ceiling.

#### **Living Room**

**5.20 x 3.60 (17'0" x 11'9")**

Double glazed sliding doors overlooking the garden and leading out onto the conservatory, feature fireplace with tiled surround and hearth, radiator, TV point, telephone point, coved and textured ceilings, part glazed double doors opening through into:

#### **Formal Dining Room**

**4.10 x 4.0 (13'5" x 13'1")**

Double glazed leaded light bay window to front overlooking the garden, radiator, TV aerial, telephone point, space for formal dining room table and chairs, coved and textured ceiling, and door into:

#### **Modern Kitchen**

**3.20 x 3.10 (10'5" x 10'2")**

Double glazed leaded light window to rear overlooking the garden,

single stainless steel sink unit inset to roll top worksurfaces with chrome mixer taps and two drainers, matching range of shaker style wall and base units with space for cooker and hob, freestanding fridge/freezer and dishwasher. Doorway leading through into:

#### **Utility Space**

**3.0 x 1.5 (9'10" x 4'11")**

Currently used as a study. Double glazed leaded light window to rear overlooking the garden, wall mounted Worcester boiler, space for study desk and computer, double glazed frosted door leading out to the side garden, and built in understairs storage cupboard with shelving.

#### **Conservatory**

**3.50 x 3.50 (11'5" x 11'5")**

Double glazed windows overlooking the garden, tiled floor, and double glazed patio doors opening out on the decking area and the garden, with a feature vaulted ceiling.

Stairs to:

#### **First Floor Landing**

Double glazed leaded light window to side aspect, radiator, built-in storage cupboard previously housing the tank with shelving and storage, loft hatch, and door leading into:

#### **Bedroom One**

**4.70 x 4.0 (15'5" x 13'1")**

Double glazed bay window to front enjoying lovely views over the church grounds opposite, radiator, TV point,

space for wardrobes, built-in double wardrobe with hanging space and shelving, textured ceiling, and door leading into:

#### **En Suite Bathroom**

Double glazed frosted window to side aspect, walk-in glass shower enclosure with mains shower, pedestal wash hand basin, low level flush WC, chrome wall mounted heated towel rail, part tiled walls, shaving point and light, and textured ceiling.

#### **Bedroom Two**

**3.90 x 3.40 (12'9" x 11'1")**

Double glazed window to front, double glazed full length window and door opening onto balcony, again enjoying beautiful views of the church, TV point, built in double wardrobe with hanging space and shelving, and textured ceiling.

#### **Balcony**

Wrought iron enclosed railings, wrap-around balcony facing south-westerly, ample space for table and chairs enjoying beautiful views over the church.

#### **Bedroom Three**

**3.70 x 2.90 (12'1" x 9'6")**

Double glazed window to rear overlooking the garden, radiator, TV point, built-in double wardrobe with hanging space and shelving, space for further furniture, and textured ceiling.

#### **Bedroom Four**

**3.10 x 3.10 (10'2" x 10'2")**

Double glazed leaded light window to rear, radiator, space for wardrobes, and textured ceiling.

#### **Family Bathroom**

Double glazed frosted window to rear, panel enclosed bath with mixer taps, electric shower above and folding screen, low level flush WC, pedestal wash hand basin, wall mounted chrome heated towel rail, part tiled walls, and textured ceiling.

#### **Rear Garden**

A particular feature of the family home is this secluded enclosed rear garden benefitting side access with rear access into the garage, and side access into the house. The garden is mainly laid to lawn with attractive flower and shrub borders, outside water tap, outside power, various decking areas creating the ideal seating space and a storage shed at the rear of the garden.

#### **Front Garden**

Mainly laid to lawn with attractive borders, driveway providing off road parking for several vehicles and leading to double garage.

#### **Double Garage**

Up and over door, power and light, rear door leading out to garden and door leading into hallway.





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## Floor Plan Vicarage Fields

### Vicarage Fields



Ground Floor  
Approximate Floor Area  
1156.36 sq ft  
(107.43 sq m)

First Floor  
Approximate Floor Area  
799.54 sq ft  
(74.28 sq m)

Approximate Gross Internal Area (Including Garage) = 181.71 sq m / 1955.9 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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