



3



2



2



D





Key Features

- Spacious semi-detached family home
- Three generous double bedrooms
- Bright south-facing open-plan lounge/dining room
- Fitted kitchen with separate utility room
- Convenient downstairs cloakroom
- Contemporary family bathroom
- Walk-in shower, separate bath and electronically controlled heated flooring
- Private rear garden with patio and lawn
- Off-road parking for three vehicles
- Council Tax Band C | EPC Rating D

We are delighted to offer this spacious and well-presented three double bedroom semi-detached family home, ideally positioned within a popular residential area close to local amenities, well-regarded schools and excellent transport links. Offering generous and versatile accommodation throughout, the property features a bright south-facing open-plan lounge/dining room, modern family bathroom, private rear garden and off-road parking for three vehicles.

The property is entered via a welcoming hallway leading through to a bright and spacious south-facing open-plan lounge/dining room, creating an ideal space for both everyday family living and entertaining. The fitted kitchen is well-appointed and complemented by a separate utility room providing additional storage and practicality, together with a convenient downstairs cloakroom.

To the first floor are three well-proportioned double bedrooms along with a stylish contemporary family bathroom featuring a walk-in shower, separate bath, and electronically controlled heated flooring.

Externally, the rear garden offers a pleasant combination of patio and lawned areas with mature shrubs and planting providing a good degree of privacy. There are also two useful storage sheds and side access leading to the front of the property where block paved off-road parking is available for three vehicles.



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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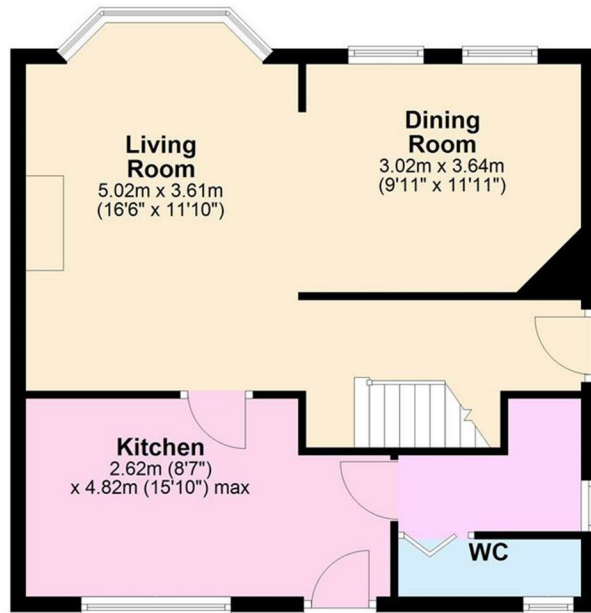
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Floor Plan Queen Street

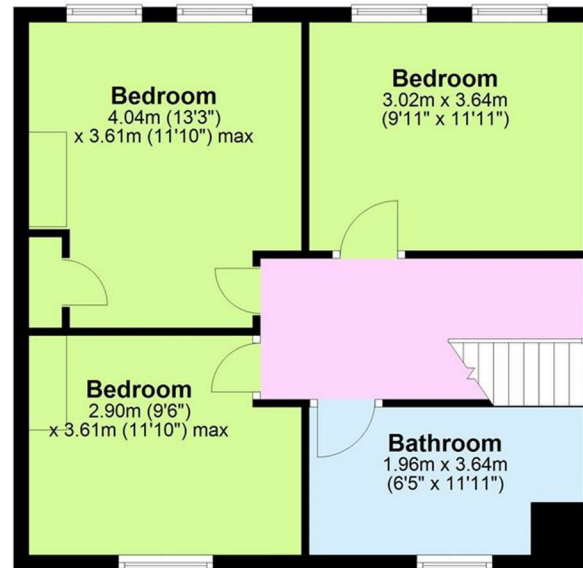
Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
		76			55
England & Wales			England & Wales		

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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