



Offington Lane, Worthing

Price
£375,000
Freehold

- Terraced Townhouse
- South Aspect Rear Garden
- Two Bathrooms
- CHAIN FREE
- Conservatory
- Four Bedrooms
- Carport
- EPC Rating - C
- Council Tax Band - D
- Freehold

Robert Luff & Co are delighted to offer to the market this well presented four bedroom, three storey mock tudor fronted townhouse, situated in the sought after Offington location. Accommodation offers entrance hall, lounge/kitchen, utility room, conservatory and downstairs WC. The first floor has two bedrooms and a bathroom. The second floor offers two bedrooms and a shower room. Other benefits include a Southerly aspect low maintenance rear garden, off road parking with a carport and good decorative order throughout. Chain free.

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Accommodation

Front Door

Double glazed door opening into:

Entrance Hall

Wall mounted electric consumer unit. Tiled floor. Radiator. Wall mounted thermostat. Telephone point.

WC

Low flush WC. Basin set in vanity unit with mixer tap. Tiled splashback. Tiled floor. Radiator. Double glazed leaded light window.

Lounge/Kitchen 19'8" x 14'9" (6.00 x 4.52)

A range of base units with attractive hard wood work surfaces incorporating space for a range style cooker with gas point and extractor hood. Tiled splashback walls. Tiled floor. Dimmer switch. Radiator. Double glazed window and door to conservatory. Throughway to:

Utility Room 11'5" x 7'7" (3.49 x 2.33)

A range of white fronted base and wall units. Wood work surfaces incorporating stainless steel sink with drainer and mixer tap. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Tiled floor. Space for fridge/freezer. Radiator. Tiled splashback. Double glazed lead light window. Downlighters.

Conservatory 8'9" x 7'10" (2.69 x 2.40)

Wood effect laid flooring. Double glazed windows. Double glazed double opening doors to rear garden.

Stairs

Up to :

First Floor Landing

Radiator. Airing cupboard with mega flow water tank and slatted shelves.

Bedroom One 18'2" x 14'9" (5.54 x 4.52)

Two radiators. Double glazed leaded light windows.

Bedroom Three 12'11" x 7'9" (3.95 x 2.38)

Radiator. Double glazed leaded light window with view to front.

Bathroom

Panel enclosed bath with wall mounted shower over and glass shower screen. Pedestal wash hand basin with mixer tap. Low flush WC. Shaver point. Tiled walls. Radiator. Frosted double glazed window.

Stairs

To :

Second Floor Landing

Bedroom Two 17'2" x 11'6" (5.25 x 3.51)

Radiator. Two fitted wardrobes with hanging space and shelf. Radiator. Loft hatch. Double glazed leaded light window.

Bedroom Four 10'10" x 9'5" (3.31 x 2.88)

Fitted cupboard with hanging space and shelf. Radiator. Frosted double glazed window

Bathroom

Fitted corner shower cubicle with wall mounted shower and sliding doors. Low flush WC. Basin set in vanity unit with mixer tap. Tiled splashback. Heated towel rail. Shaver point. Access to eaves. Laid wood effect flooring.

Rear Garden

Southerly aspect. Attractive low maintenance composite decking. Gate for rear access.

Carport

Barn style carport.

Agents Note

The seller advises that there is a service charge payable for approximately £88 pcm

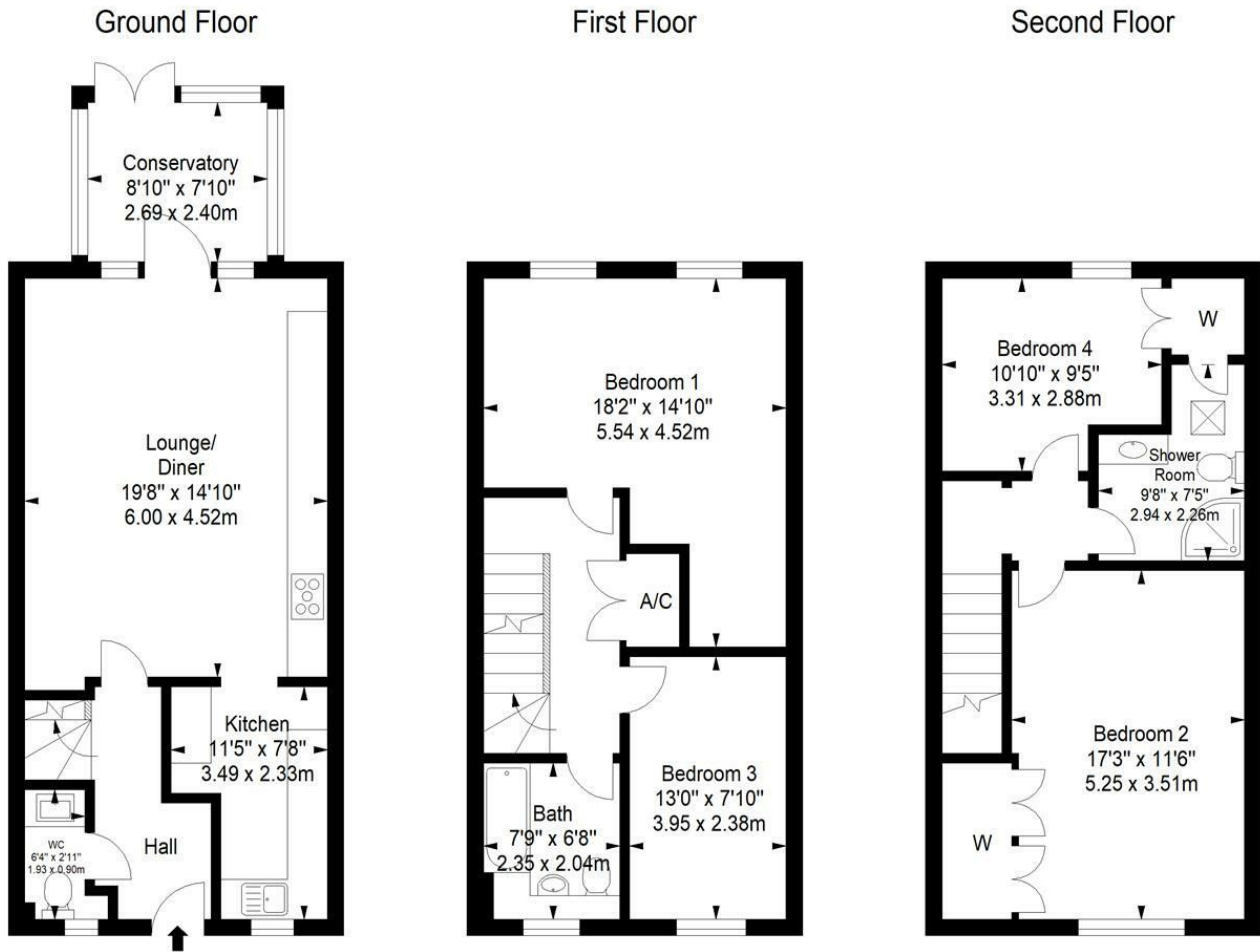


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Floorplan



Approximate gross internal floor area 138.9 sq m/ 1495.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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		80	90
	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		

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