



2



1



2



C





## Key Features

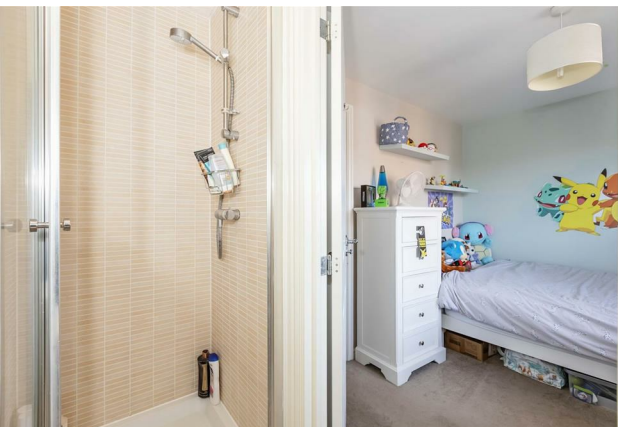
- Beautifully presented two-bedroom semi-detached house
- Quiet cul-de-sac location in popular Durrington
- Bright south-facing lounge
- Spacious kitchen/dining room with garden access
- Ground floor cloakroom
- Two generous double bedrooms
- Principal bedroom with en-suite shower room
- Low-maintenance southerly aspect rear garden
- Off-road parking for two vehicles
- Council Tax Band C | EPC Rating C

We are delighted to offer this beautifully presented two-bedroom semi-detached house, occupying a desirable position within a quiet cul-de-sac in the ever-popular Durrington area of Worthing. Conveniently located close to Tesco, a range of local amenities, excellent transport links and with easy access to the A27, this superb home is perfectly suited to first-time buyers, investors and those looking to downsize.

The thoughtfully arranged accommodation begins with a welcoming entrance hall, leading to a convenient ground floor cloakroom and a bright, south-facing lounge, providing a comfortable space to relax. To the rear, the spacious kitchen/dining room offers plenty of room for both everyday living and entertaining, with doors opening directly onto the attractive rear garden.

Upstairs, there are two generous double bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A contemporary family bathroom completes the first-floor accommodation.

Outside, the property boasts a low-maintenance rear garden with a desirable southerly aspect, predominantly paved to provide an excellent setting for al fresco dining and entertaining. To the side of the property, off-road parking is available for two vehicles, completing this attractive and well-located home.



robertluff.co.uk

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

Robert  
Luff & Co



robertluff.co.uk

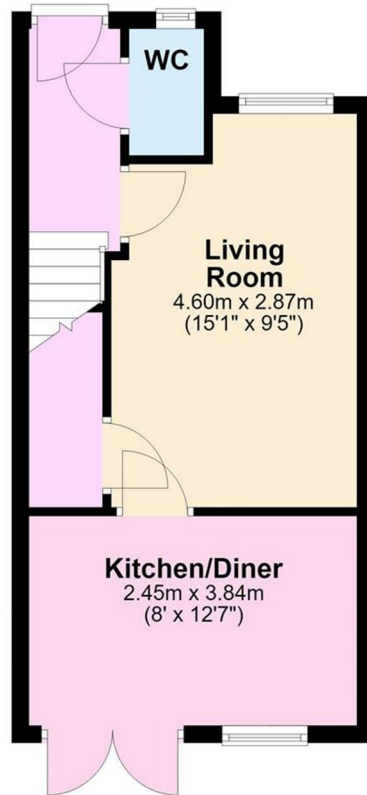
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co

## Floor Plan Poppy Close

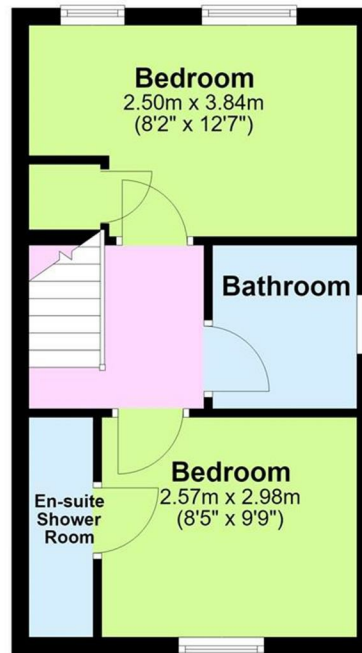
### Ground Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



### First Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



Total area: approx. 56.9 sq. metres (612.2 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (61-81) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (50-60) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-49) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (11-20) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           |                                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co