Robert Luff & Co

Rockingham Close, Worthing

Freehold - Offers Over £425,000

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Description

Robert Luff & Co are delighted to offer for sale this three bedroom detached property situated on a corner plot in a quiet close. The property comprises large lounge/diner, sun room, kitchen, three double bedrooms, family bathroom and a wet room. The property also benefits from having a beautiful garden, a garage, driveway, double glazing and gas fired central heating with easy access to the A27. The property is being sold with no onward chain.

Key Features

- Detached Bungalow
- Chain Free
- Three Bedrooms
- Lounge/Diner
- EPC Rating - D
- Garage
- Corner Plot
- Sun Room
- Easy Access to A27
- Council Tax Band - D

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Entrance
Double glazed UPVC door, covered entrance port with courtesy light, tiled flooring, glazed front door leading to the hallway.

Main Hallway
Radiator, cloak cupboard with hanging rail and shelving.

Second Hallway
Loft hatch with access into the loft space.

Lounge/Dining Room
4.13 x 6.47 (13'6" x 21'2")
Double glazed duel aspect windows, two radiators, TV point, wall mounted thermostat, internal window and throughway to the sun room and the kitchen.

Sun Room
3.87 x 1.93 (12'8" x 6'3")
Double glazed windows with southerly and westerly aspect, views over the rear garden.

Kitchen
4.06 x 2.76 (13'3" x 9'0")
Range of white fronted base and wall units, rolltop working surfaces incorporating a one and a half bowl sink with mixer tap, four ring electric hob, double oven, space and plumbing for a dishwasher, space for fridge freezer, tiled splashback walls, further appliance space, space for breakfast table, radiator, double glazed window with views of the rear garden and a glazed door through to a utility lean-to.

Lean-To
Space for appliances, double glazed window, courtesy light and door leading to the rear garden.

Bedroom One
4.12 x 4.19 (13'6" x 13'8")
Double glazed window, radiator, wardrobes with folding doors that offer shelving and hanging space,

Bedroom Two
2.78 x 3.01 (9'1" x 9'10")
Telephone point, radiator and a double glazed window to the front.

Bedroom Three
2.82 x 2.34 (9'3" x 7'8")
Radiator, double glazed window to the side.

Bathroom
Panel enclosed bath with handles and mixer tap, overhead rainfall shower, pedestal basin, low flush WC, radiator, frosted double glazed window, part tiled walls and a shaver point.

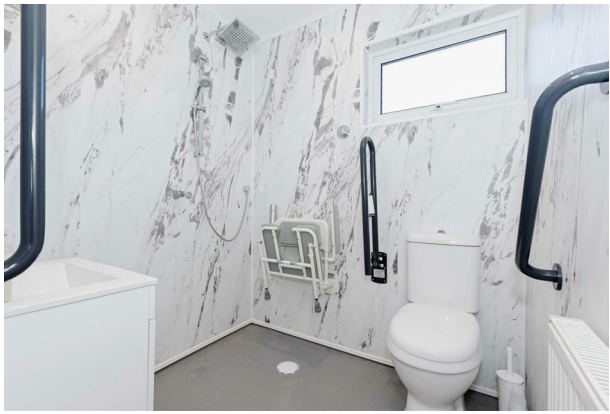
Wet Room
Low flush WC, basin set in vanity unit with mixer tap, wet room

floor with fitted shower, seperate attachment for the shower with remote switches, frosted double glazed window and downlighters.

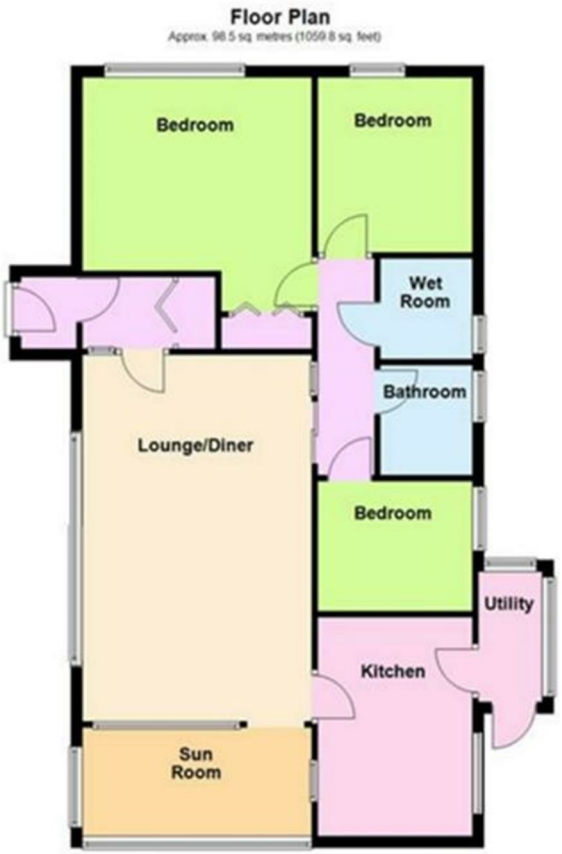
Rear Garden
Wrap around rear garden, well maintained lawn, flower bed area, patio area and drying area, further flower boarders with mature shrubs, south facing lawned area, side gate, storage shed and a greenouse Access to the garage.

Garage
5.42 x 2.49 (17'9" x 8'2")
Double opening front doors, power, lighting and UPVC side door.

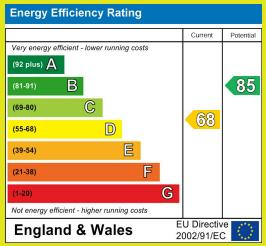
Front Garden
Herringbone laid brick driveway to garage, front wrap around side and front gardens with mature shrubs and tree, lawned areas.

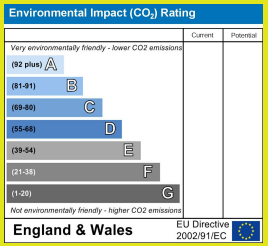


Floor Plan Rockingham Close



Total area: approx. 98.5 sq. metres (1059.8 sq. feet)





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