



3



2



1



D



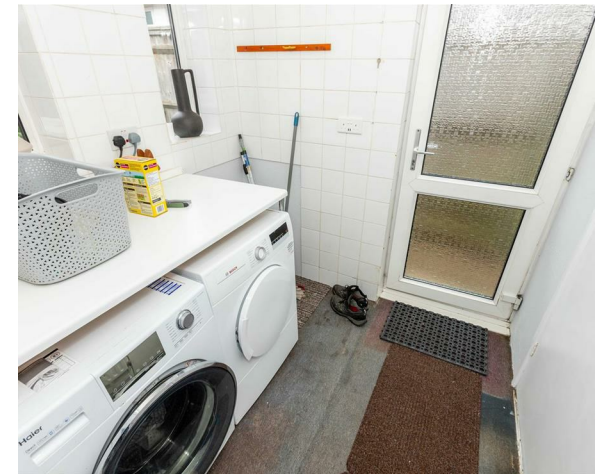
Description

Robert Luff & Co are delighted to present this beautifully presented, three double bedroom detached bungalow, ideally situated in this favoured Salvington location with local shops, schools, parks and bus routes all nearby.

Accommodation offers a fitted kitchen, a spacious lounge, a contemporary bathroom, and a separate WC. Further benefits include a private west-facing rear garden, a larger-than-average garage, and a spacious driveway providing ample off-road parking.

Key Features

- Detached Bungalow
- Spacious Lounge
- Separate WC
- West Facing Rear Garden
- EPC Rating D
- Three Double Bedrooms
- Refitted Shower Room
- Utility Area
- Large Garage & Driveway
- Council Tax Band D



robertluff.co.uk

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

Robert
Luff & Co



uPVC double glazed front door to:

Spacious Hallway **6.355 (20'10")**

Coving, loft hatch, airing cupboard housing pre-lagged copper cyclinder and slatted shelving, and a large cloak cupboard with double glazed frosted window, courtesy light and coat hooks.

Lounge **5.55 x 3.38 (18'2" x 11'1")**

Dual aspect double glazed windows, tiled fire surround and hearth with fitted fire, coving, TV point, and radiator.

Kitchen **4.38 x 2.95 (14'4" x 9'8")**

Range of wood fronted wall and base units, roll top working surfaces incorporating a white sink with mixer tap, space and plumbing for dishwasher, fitted electric oven, integrated microwave, tiled splashbacks, corner shelving, electric hob with extractor fan, double glazed windows, space for American style fridge/freezer, radiator, space for breakfast table, and a larder cupboard with shelving and a light.

Bedroom One **4.30 x 3.07 (14'1" x 10'0")**

Double glazed window to front, radiator and coving.

Bedroom Two **4.01 x 3.65 (13'1" x 11'11")**

Double glazed window with view of rear garden, frosted double glazed door to garden, radiator, and coving.

Bedroom Three **3.41 x 3.12 (11'2" x 10'2")**

Fitted cupboards, double glazed window with view of rear garden, radiator and coving.

Refitted Shower Room

Large walk-in shower with glass screen, large rainfall head and multi-jet shower, contemporary style basin set in vanity unit with mixer tap, wall mounted vanity cupboard with mirrors, tiled walls, frosted double glazed window, and heated towel rail.

Separate WC

Low flush WC, radiator, coving and frosted double glazed windows.

Utility Area **1.92 x 1.8 (6'3" x 5'10")**

Two double glazed windows, frosted double glazed door to rear garden, worktop area with space and plumbing for washing machine and tumble dryer, part tiled walls, and radiator. Door to:

Garage **5.70 x 2.96 (18'8" x 9'8")**

Double opening doors to front, window to side, wall mounted electric consumer unit, gas meter, power and light.

Outside

Rear Garden

Westerly aspect with lawn and patio areas, flowerbeds with mature trees and shrubs, side access gates to both sides of the property, outside tap, and a timber built storage unit.

Front Garden

With flowerbeds and driveway to garage.



Floor Plan Exmoor Crescent



Total area: approx. 118.2 sq. metres (1272.1 sq. feet)



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			
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			

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