



4



2



1



D



Description

We are delighted to offer to the market, this well presented and extended detached family home, situated on a generous corner plot. The property consists of an entrance porch leading to inner hallway. Downstairs WC, Kitchen/Breakfast room which is L-shaped, with sliding patio doors to rear garden. Living room with views to rear garden. Further ground floor reception room that can be used as a bedroom. Double garage with utility area. On the first floor there are three double bedrooms, modern family bathroom with separate shower and further WC. There is also well maintained wooden flooring throughout.

Externally there is a mainly laid to lawn front garden, and a large driveway for multiple cars, further gardens to all four sides. The standout feature of this property is the attractive west facing rear garden, mainly laid to lawn with further patio areas.



Key Features

- Extended Detached House
- West Facing Rear Garden
- Double Garage
- Two Further Reception Rooms
- Freehold
- Four Double Bedrooms
- Generous Corner Plot
- Modern Kitchen and Bathroom
- Downstairs WC
- Council Tax Band E



robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co



Front Garden

Ample parking for multiple vehicles, large laid to lawn front garden with tree and shrubs borders.

Entrance Porch

leading to hallway, wooden flooring, open understairs area suitable for office/ desk space, smoke alarm, radiator and double glazed window.

WC

Modern tiled, modern sink and WC, radiator.

Kitchen/Breakfast Room

7.57m x 6.40m 2.74m (l shaped maximum) (24'10" x 21'9" (l shaped maximum))

Modern L shaped kitchen/breakfast room. Modern fitted kitchen wall and base units. Two further pantries, Built in fridge freezer, one and half sink with mixer tap, built in dishwasher. Space for double oven. Double patio doors leading to west facing rear garden, two radiators

Door Leading to Double Garage

5.7 x 5.57 (18'8" x 18'3")
Door to rear garden, Worcester Combi boiler

Dining Room

7.10 x 3.26 (23'3" x 10'8")
Wooden Floor, radiator, corner double glazed window, door to kitchen, built in book cases

Bedroom Four/ Reception Room

6.12 x 3.41 (20'0" x 11'2")
French door leading to dining room, double glazed door leading to garden, feature bay fronted window.

First Floor Landing

Loft hatch, radiator, storage cupboard with hot water tank

Bedroom One

5.60 x 3.35 (18'4" x 10'11")
Wooden Flooring, double glazed window, radiator

Bedroom Two

3.65 x 3.41 (11'11" x 11'2")
Wooden flooring, double glazed window, radiator.

Bedroom Three

3.71 x 3.41 (12'2" x 11'2")
Built in wardrobe, double glazed window over looking rear garden. Radiator.

Bathroom

2.5 x 2.13 (8'2" x 6'11")
Spacious with separate bath and separate shower cubical, wall mounted wash hand basin with storage below and mixer tap over, further built in storage, tiled walls and floor, wall mounted towel rail, obscured double glazed window,

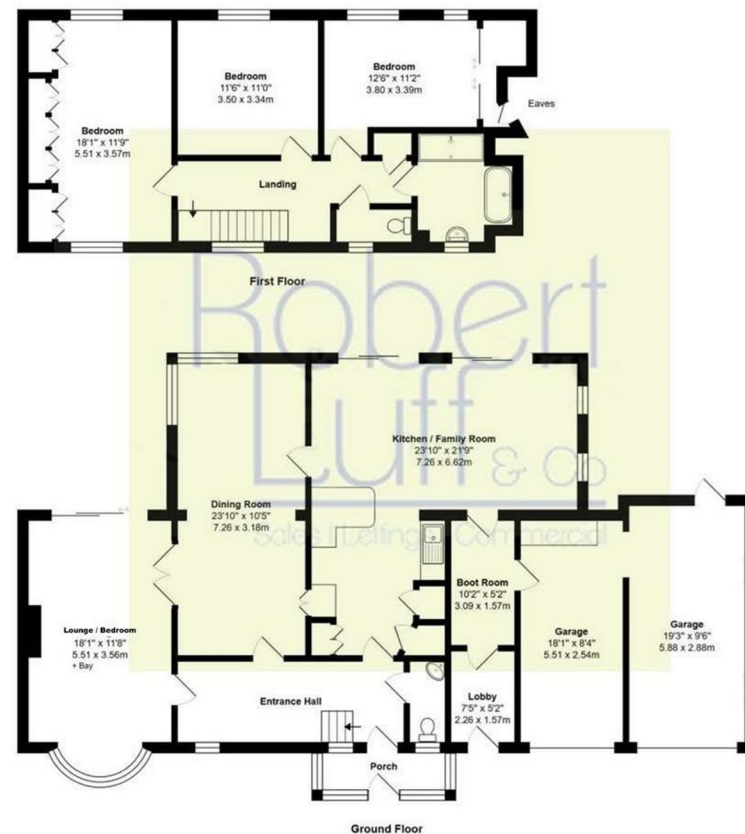
Separate WC

Modern tiled, low level WC, frosted double glazed windows.

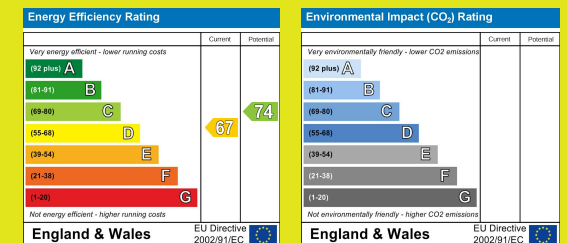
Rear Garden

West facing, with further patio areas. Mainly laid to lawn. Green house and shed. Al Fresco dining area, side gate to two further sheds, BBQ area at the top of the garden.

Floor Plan The Boulevard



Total Approx. Floor Area 2246 ft² ... 208.7 m² (Includes Garages)



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

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co