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E





## Key Features

- Unique Detached House
- Open Plan Living Space
- Popular West Worthing Location
- Double Bedroom
- Modern Fitted Kitchen
- Courtyard Garden
- Double Glazing
- Council Tax Band A
- EPC Rating E

We are delighted to offer to market this unique detached home, ideally situated in this highly sought after West Worthing location close to the seafront, local shops, schools, restaurants and the mainline station.

Accommodation offers a modern fitted kitchen, open plan living area, double bedroom and shower room. The property also benefits from double glazing and a courtyard garden.

### **Lounge/Kitchen**

**8.2 x 1.7 (26'10" x 5'6")**

Grey wood laminate flooring, space and plumbing for washing machine, electric oven with electric hob, Lamona grey sink with drying rack, frosted double glazed window, matte grey units with white laminate pebble worktop, electric meters, electric radiator, carpets, spotlights and double glazed doors leading to the garden.

Stairs leading up to:

### **First Floor Landing**

West facing double glazed window, cupboard housing heating system, spotlights and carpets.

### **Bedroom**

**2.2 max x 4.93 max (7'2" max x 16'2" max)**

Two Velux windows to front, large cupboard over stairs and electric heater.

### **Shower Room**

Grey wood laminate flooring, double glazed frosted window, Velux window, white gloss sink inset to vanity unit, low level flush WC, walk in shower with electric shower, grey stone wall tiles, heated towel rail and spotlights.

### **Outside**

Courtyard garden with tiled patio, fence enclosed with gated access.



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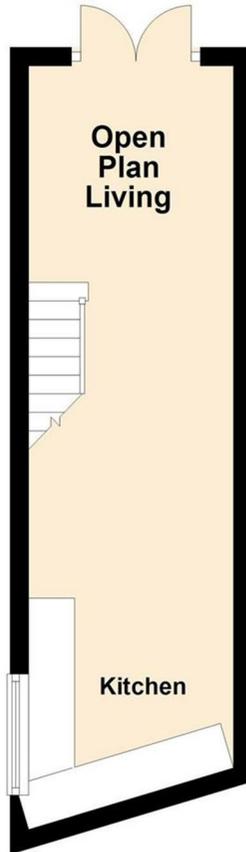
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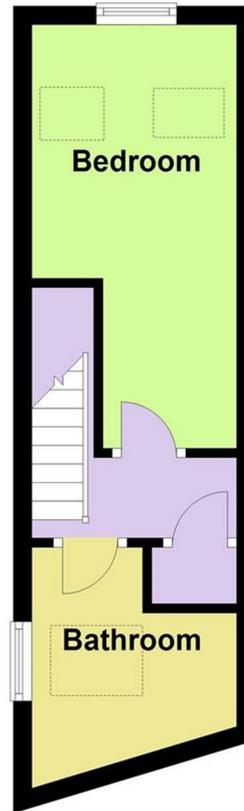
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# Floor Plan The Drive

Ground Floor



First Floor



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>			(49-60) <b>C</b>		
(55-68) <b>D</b>		75	(39-48) <b>D</b>		
(39-54) <b>E</b>	53		(29-34) <b>E</b>	57	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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