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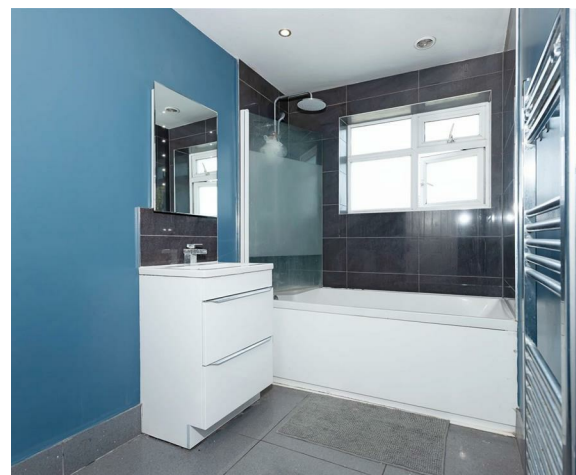
Description

Robert Luff & Co are pleased to present this five bedroom detached house located in a quiet close in Worthing, totalling 162 square metres of living space, the property is one of the largest of its type and offers great living space and generous bedroom sizes. It benefits three reception areas with a large kitchen / breakfast room opening to the garden and is finished to a modern standard throughout. The property offers great bedroom sizes and ample living space for a growing family too. Lyn Road is located close to local schools, shops and transport links and must be viewed to be appreciated.

Key Features

- Detached House
- Extended
- Driveway
- Vendor Suited
- Freehold
- Five Bedrooms
- Three reception rooms
- Modern finish
- EPC rating - D
- Council Tax Band - E





Entrance Hall

Cloakroom

Living Room

4.33 x 5.35 (14'2" x 17'6")

Dining Area

2.81 x 3.03 (9'2" x 9'11")

Family Room

2.77 x 4.74 (9'1" x 15'6")

Kitchen/Breakfast Room

3.34 x 7.84 (10'11" x 25'8")

Utility Room

3.17 x 2.65 (10'4" x 8'8")

Bedroom Four

5.29 x 2.39 (17'4" x 7'10")

Dressing Room

2.46 x 2.39 (8'0" x 7'10")

First Floor Landing

Storage cupboard and access to loft space

Bedroom One

4.64 x 3.49 (15'2" x 11'5")

Bedroom Two

3.45 x 3.42 (11'3" x 11'2")

Bedroom Three

3.19 x 2.63 (10'5" x 8'7")

Bedroom Five

2.74 x 2.32 (8'11" x 7'7")

Bathroom/W.C

3.32 x 1.78 (10'10" x 5'10")

Rear Garden

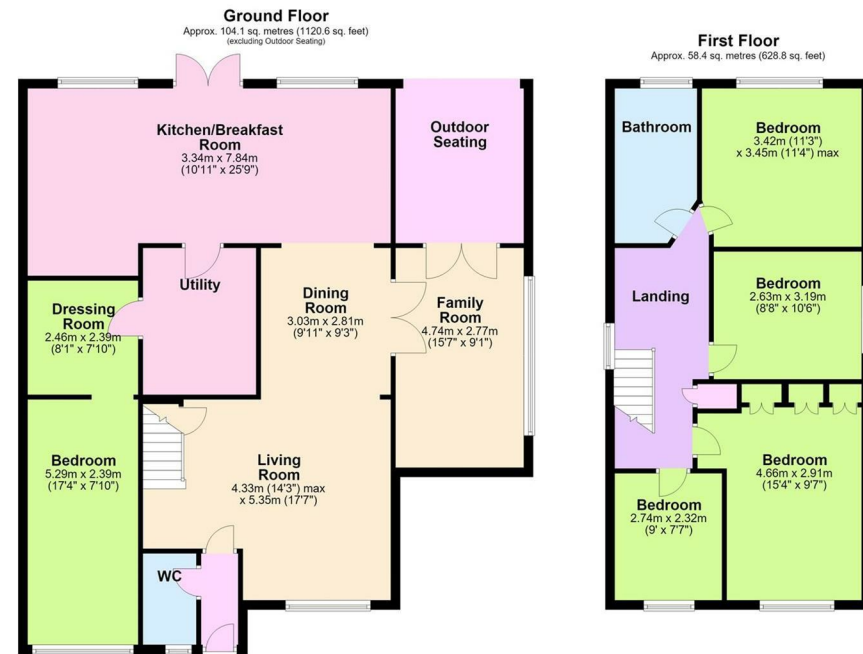
Mainly laid to artificial grass with outdoor seating area, fenced surround.

Front Garden

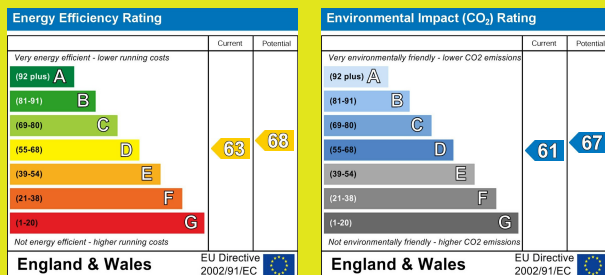
Off road parking for multiple cars, mainly laid to hard standing



Floor Plan Lyn Road



Total area: approx. 162.5 sq. metres (1749.4 sq. feet)



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