



4



2



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## Description

Robert Luff & co are pleased to present this extended four bedroom semi-detached home located in a quiet close in Worthing. The property offers good bedroom sizes with four bedrooms upstairs and a family bathroom too. Downstairs living comprises a large lounge/diner, kitchen, further reception room and W.C. The property also offers a garage, storage area, driveway and an extra large garden that offers lots of potential to extend (STNPP). It is positioned close to local schools, shops and transport links and is being offered with no ongoing chain. Internal viewing is advised.

## Key Features

- Semi Detached House
- Extended
- Quiet Close
- Garage
- Council Tax Band - D
- Four Bedrooms
- Extra Large Garden
- Potential to Extend
- EPC - TBC
- Freehold



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Robert  
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#### **Entrance Hall**

**Lounge / Diner**  
3.65 x 6.57 (11'11" x 21'6")

**Kitchen**  
2.75 x 3.56 (9'0" x 11'8")

**Reception Room**  
3.37 x 3.34 (11'0" x 10'11")

**W.C**  
1.65 x 1.15 (5'4" x 3'9")

**Bedroom One**  
3.66 x 3.65 (12'0" x 11'11")

**Bedroom Two**  
3.65 x 2.90 (11'11" x 9'6")

**Bedroom Three**  
2.77 x 2.59 (9'1" x 8'5")

**Bedroom Four**  
2.69 x 1.72 (8'9" x 5'7")

**Bathroom**  
1.75 x 2.02 (5'8" x 6'7")

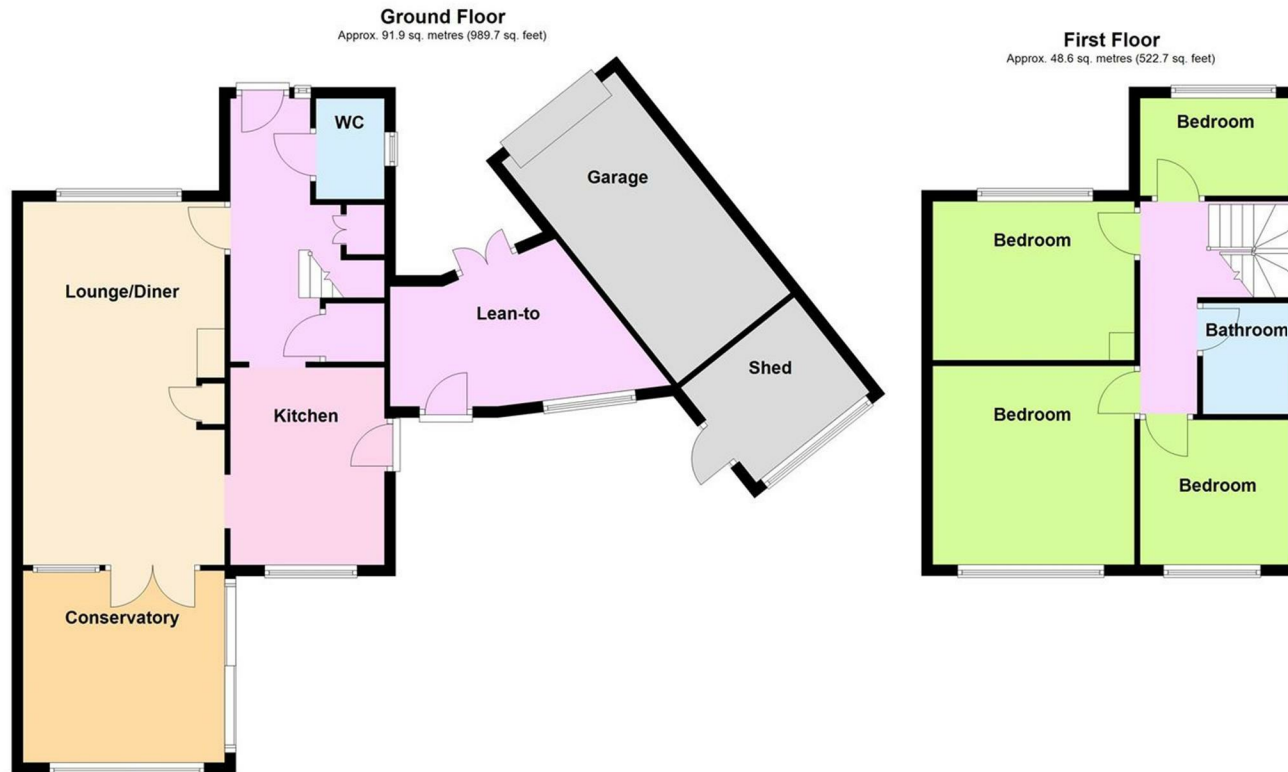
**Rear Garden**  
South facing. large plot, potential to extend

**Storage**  
2.20 x 2.31 (7'2" x 7'6" )  
To rear of garage

**Lean-to Storage**  
3.27 x 3.04 (maximum) (10'8" x 9'11" (maximum))

**Garage**  
4.85 x 2.45 (15'10" x 8'0")

## Floor Plan Tyne Close



Total area: approx. 140.5 sq. metres (1512.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
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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