



4



2



2



C



Description

We are delighted to offer this Modern Style House being sold with NO Chain and being situated in a convenient location for schools, shops and other amenities and it is located just over 0.5 miles of a mainline train station and the beach can be found in just over 2 miles. The property comprises of Living Room, Kitchen/Dining room with fitted appliances, cloakroom/w.c, second receptions room, study area. On the first floor are four nice size bedrooms, with the main having an en-suite Shower room/w.c. There is also a family bathroom/w.c. Outside is the driveway and a nice size landscaped South facing Rear Garden. Internal viewing is highly recommended

Key Features

- Modern Style House
- No Chain
- Two Reception Room
- Council Tax Band - D
- South Rear Garden
- Four Bedrooms
- Two Bath/shower rooms
- EPC - C
- Freehold
- Viewing Essential





Entrance Hall

Obscured double glazed front door leading into the entrance hall with radiator, wall mounted electric circuit breaker box, smooth ceiling and door leading to

Living Room

4.45 x 3.61 (14'7" x 11'10")

Radiator, double glazed window, smooth ceiling, understairs storage, door leading to

Kitchen/ Dining Room

3.59 x 3.58 (11'9" x 11'8")

Measurements to include built in units, one and a half single drain sink unit with mixer tap, units and drawers under and over the work stop surfaces, built in dishwasher, fridge freezer, double oven, hob and extractor, tiled floor, radiator, smooth ceiling with spot lights, double glazed double doors leading out into the garden.

Utility Area

Cupboard with built in washing machine, wall mounted gas fired boiler, tiled floor, smooth ceiling

Cloakroom/ WC

Low level WC, wash hand basin, smooth ceiling, tiled floor

Reception Room

3.55 x 2.93 (11'7" x 9'7")

Double glazed window, obscured double glazed door leading to garden, door leading to office (formerly the garage space)

Office

2.82m x 2.34m (9'3" x 7'8")

smooth ceiling, spot lights, door leading to front of the house (formerly the garage space)

First Floor Landing

Access to loft space, airing cupboard with slatted shelves, smooth ceiling

Bedroom One

5.95 x 2.95 (19'6" x 9'8")

Maximum measurements to include the two double fitted wardrobes with mirrored sliding doors, two double glazed windows, two radiators, smooth ceiling door to

En-Suite Shower Room/w.c

Low level WC, heated towel rail, wash hand basin, obscured double glazed window, shower cubicle shower, part tiled walls, smooth ceilings with spot lights

Bedroom Two

3.27 x 2.63 (10'8" x 8'7")

Measurements to include built in wardrobes with mirrored sliding doors, with hanging space, radiator, double glazed window and smooth ceiling.

Bedroom Three

3 x 2.55 (9'10" x 8'4")

Measurements not to include built in wardrobe with hanging space, radiator, double glazed windows

Bedroom Four

2.12 x 1.93 (6'11" x 6'3")

Radiator, double glazed window, smooth ceiling

Bathroom/ WC

Panelled bath with mixer tap, low level WC, wash hand basin, hot towel rail, part tiled walls, smooth ceilings with spotlights, fitted mirror

Outside

Front Garden

Shingle borders

Driveway

Providing off road parking

South Facing Rear Garden

Laid to large patio, artificial lawn, raised decking, flower and shrub border, enclosed by panel fencing

Floor Plan Nightingale Avenue

Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(15-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

robertluff.co.uk

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

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co