

Robert
Luff & Co

Swallows Green Drive, Worthing

Freehold - Guide Price £350,000 - £375,000



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TBC





**** Guide Price £350,000 - £375,000 ****

We are delighted to offer this well-presented three-bedroom detached family home, conveniently situated close to Tesco Superstore and excellent local transport links. The property offers spacious and versatile accommodation throughout, benefiting from double glazing and gas fired central heating, along with a modern layout ideal for family living.

A well-presented detached three-bedroom family home, ideally located close to Tesco Superstore and excellent local transport connections.

The property offers generous and well-balanced accommodation arranged over two floors, benefiting from double glazing and gas fired central heating throughout. The ground floor comprises a comfortable lounge, a downstairs cloakroom, and a large kitchen/breakfast room providing excellent storage and workspace. The kitchen features double opening double-glazed doors leading into a contemporary-style conservatory with a westerly aspect, creating an ideal additional reception space with direct access to the rear garden.

The rear garden is designed for low maintenance and is attractively arranged with a range of mature trees and shrubs, providing a pleasant and private outdoor setting.

To the first floor, there are three well-proportioned bedrooms along with a modern shower room.

Externally, the property benefits from a formal front garden and a garage with an electric roller door, which can also be accessed internally via the kitchen, offering excellent convenience and additional storage space.

Key Features

- Detached three-bedroom family home
- Spacious lounge
- Large kitchen/breakfast room
- Contemporary-style conservatory with westerly aspect
- Downstairs cloakroom
- Three well-proportioned bedrooms
- Modern first floor shower room
- Garage with electric roller door and internal access
- Low-maintenance rear garden with mature trees and shrubs
- Council Tax Band D | EPC Rating TBC



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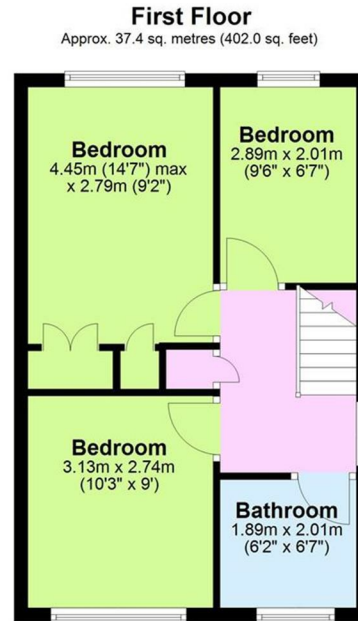
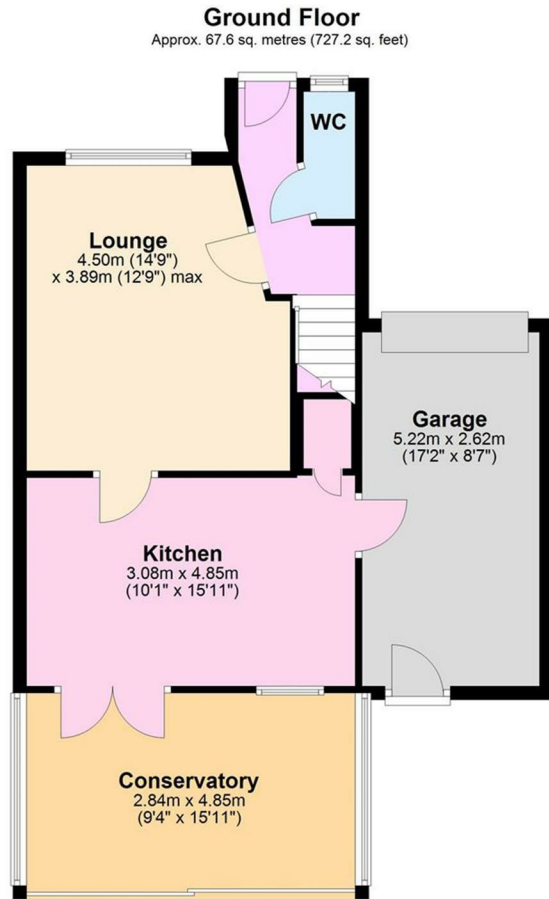


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Floor Plan Swallows Green Drive



Total area: approx. 104.9 sq. metres (1129.3 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			(13-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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