



Asking Price  
£325,000  
Freehold

## Rampion Close, Worthing

- Mid Terrace Family Home
- Master Bedroom with En-Suite
- Modern Kitchen
- Family Bathroom & Ground Floor W.C
- Two Allocated Parking Spaces
- Three Bedrooms
- Open Plan Lounge / Dining Room
- EPC Rating - B
- South Facing Garden
- Remainder of NHBC Warranty

Robert Luff & Co are delighted to offer to market this well presented mid terraced family home built in 2018 and ideally situated in this popular West Durrington development close to the supermarket, local schools, parks and with easy access to the A27. Accommodation offers entrance hall, living room/dining room with french doors to garden, modern kitchen and downstairs W.C. Upstairs are three bedrooms including a master bedroom with en-suite shower room and built in wardrobe and a further family bathroom. Other benefits include a south/westerly facing rear garden, two allocated parking spaces and the remainder of a 10 year NHBC warranty.

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## Accommodation

### Entrance Hall

Part glazed front door into hallway with wood effect flooring, radiator, door into:

### Ground Floor W.C

Low level flush W.C, pedestal wash hand basin with mixer tap and tiled splash back, radiator, extractor fan, wood effect flooring, frosted double glazed window to front.

### Lounge / Dining Room 17'7 x 15'7 (5.36m x 4.75m)

Wood effect flooring, two radiators, double glazed French doors leading out to the garden, TV point, telephone point, door to understairs storage cupboard, space for dining table and chairs, opening through into:

### Kitchen 9'3 x 8'1 (2.82m x 2.46m)

Modern fitted kitchen with a range of high gloss wall and base units, one and a half bowl stainless steel sink unit with mixer tap and drainer inset to roll top work surfaces, integrated appliances including eye level oven, fridge freezer, dishwasher and washing machine, four ring gas hob with glass splash back and extractor fan above, double glazed window to front, tiled flooring.

Stairs leading up to:

### First Floor Landing

Radiator, loft hatch.

### Bedroom One 12'9 x 10'3 (3.89m x 3.12m)

Double glazed window to front, radiator, built in wardrobe with hanging space, TV point, telephone point, door into:

### En-Suite Shower Room

Concealed cistern W.C, wash hand basin with mixer tap, shower cubicle with fitted shower and sliding door, tiled walls and floor, frosted double glazed window, downlighters, shaver point.

### Bedroom Two 10'5 x 8'11 (3.18m x 2.72m)

Double glazed bay window to rear, radiator.

### Bedroom Three 10'5 x 6'5 (3.18m x 1.96m)

Double glazed bay window to rear, radiator.

### Bathroom

Panel enclosed bath with central mixer tap and fitted over-bath shower, concealed cistern W.C, wash hand basin with mixer tap, tiled walls and floor, downlighters, heated towel rail.

### South Facing Garden

Mainly laid to lawn with patio area and path leading to timber shed with window and rear gate, outdoor light, outdoor tap, water butt.

### Two Allocated Parking Spaces

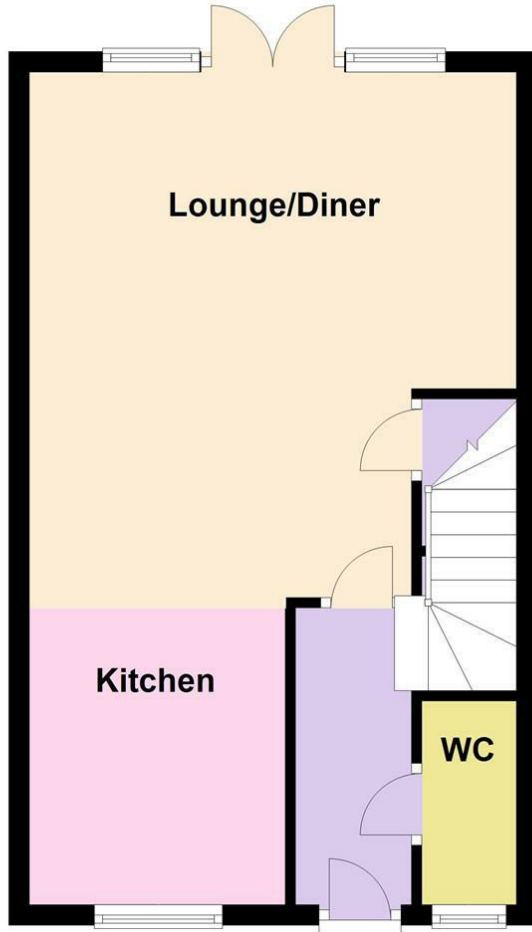
### NHBC Warranty

Remainder of a 10 year NHBC warranty.

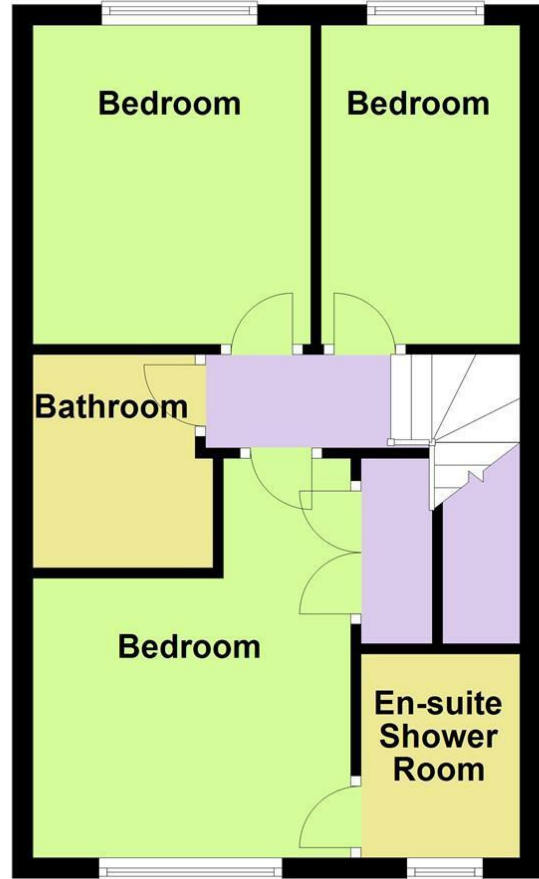


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**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.