



Daffodil Road, Worthing



Asking Price
£325,000
 Freehold

- Semi-Detached House
- Three Bedrooms
- En-Suite
- Over-sized Garden
- 3 x W.C's
- EPC - B
- Private Drive
- Chain Free

Robert Luff & Co are pleased to present the beautifully presented three bedroom semi-detached house located in Worthing. The property benefits from generously sized bedrooms (one with en-suite), a lounge and a kitchen/diner. The property is set over three floors and is on a quieter part of the site with an over-sized rear garden. There is the remainder of a 10 year guarantee, private drive and downstairs W.C. Internal viewing advised, chain free.

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Accommodation

Entrance Hall

Part obscured double glazed front door, radiator, camaro vinyl flooring, door to lounge.

W.C

Low-level w.c, pedestal wash hand basin, camaro vinyl flooring, extractor fan, radiator.

Lounge 14'9" x 11'10" (4.50 x 3.63)

Double glazed window to front, radiator, camaro vinyl flooring, storage cupboard understairs offering storage.

Kitchen / Diner 11'11" x 7'7" (3.64 x 2.33)

Measurements to include built in cupboards. Range of matching floor and wall units with integrated oven and four point gas hob with extractor over, space and plumbing for washing machine and fridge/freezer, combi boiler housed in cupboard, radiator, camaro vinyl flooring, full height double glazed French doors to garden, double glazed window to rear.

First Floor Landing

Access to top floor, camaro vinyl flooring, radiator.

Bedroom Two 10'6" x 11'10" (3.21 x 3.63)

Two double glazed windows to front, camaro vinyl flooring radiator.

Bedroom Three 8'11" x 11'10" (2.72 x 3.63)

Double glazed window to rear, camaro vinyl flooring, radiator.

Bathroom

White bathroom suite, pedestal wash hand basin with mixer tap over, low-level w.c, PVC panelled bath with mixer tap thermostatic shower and glass screen over, part tiled walls, vinyl flooring, radiator, obscured double glazed window to side, extractor fan.

Bedroom One 8'5" x 16'4" (2.59 x 4.99)

Double glazed window to front, camaro vinyl flooring, radiator, further storage cupboard on landing with access to eaves storage, loft access.

En-Suite

White bathroom suite, low-level w.c, pedestal wash hand basin with mixer tap over, shower cubical with glass screen and thermostatic shower over with monsoon shower rose, tiled walls, radiator, vinyl flooring, double glazed velux window to rear, access to further eaves cupboard.

Front Garden

Path to front door, allocated parking for two cars to front.

Rear Garden

Mainly laid to patio with grass area, decking section, fenced surround, side access from front.

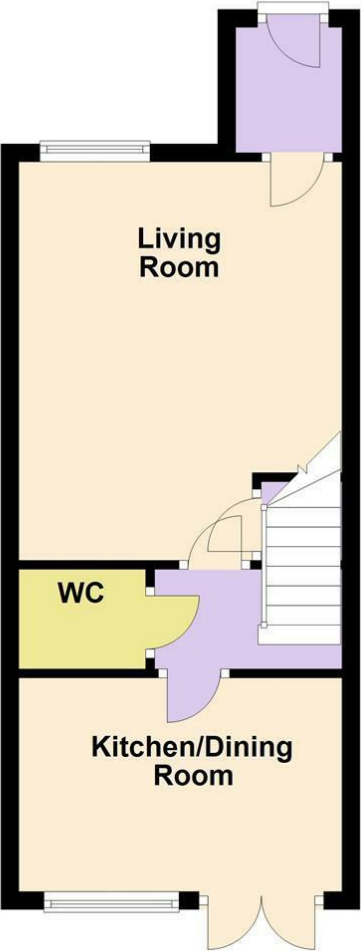


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

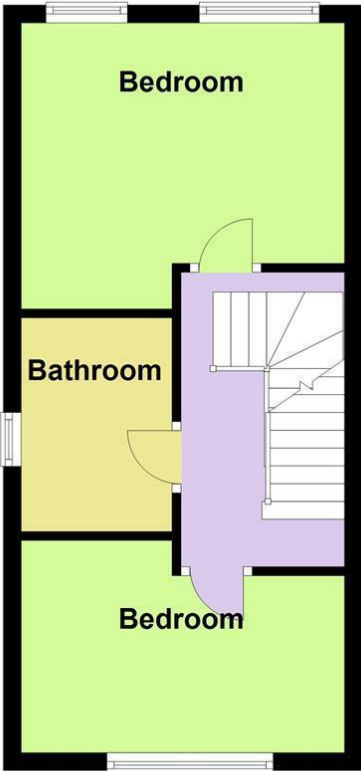
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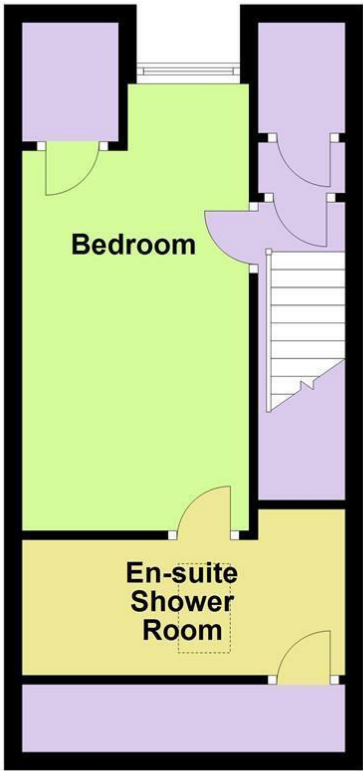
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.