



Bramber Road, Worthing

Offers In Excess Of
£450,000
Freehold

- Detached Bungalow
- Three Bedrooms
- Modern Kitchen/Diner
- South Garden
- Modern Bathroom
- EPC - C
- Garage
- Vendor Suited

Robert Luff & Co are delighted to offer to market this beautifully presented detached bungalow unusually positioned in this lovely secluded plot with local schools, shops, parks and easy access to the A24 & A27 all nearby. Accommodation offers entrance hall, separate W.C., refurbished open plan kitchen / dining room, double aspect living room opening out onto decking, study, three good sized bedrooms and a re-fitted family bathroom. Other benefits include off road parking, garage and garden surrounding the property. Vendor suited

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Accommodation

Entrance Hall

Composite front door with frosted double glazed window to sides, radiator, hard wood flooring.

W.C

Vanity unit with low level flush W.C and inset wash hand basin with mixer tap over, frosted double glazed window to side, wall mounted combi boiler, wall mounted fuse box.

Kitchen / Diner 18'2" x 11'1" (5.56 x 3.38)

Range of matching wall and base units with Quartz work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated chest height oven, four point induction hob with extractor fan over, space and plumbing for fridge/ freezer, washing machine and tumble dryer, hardwood flooring, radiator, two double glazed windows to the rear, access to inner hallway.

Inner Hallway

Storage cupboard offering hanging space and shelving, loft access with ladder, radiator.

Lounge 18'0" x 14'0" (5.51 x 4.29)

Feature log burner in fireplace with stone surround and marble hearth, two radiators, large double glazed window to rear, large full height double glazed patio doors to garden.

Bedroom One 12'11" x 12'0" (3.96 x 3.66)

Built in wardrobe offering hanging space and shelving, large full height double glazed patio doors to garden, radiator.

Bedroom Two 12'0" x 9'4" (3.66 x 2.87)

Double glazed window to rear, radiator.

Bedroom Three 8'9" x 6'11" (2.69 x 2.13)

Double glazed window to rear, radiator.

Office 6'3" x 5'1" (1.93 x 1.55)

Double glazed window to rear, wood effect flooring, cat flap.

Bathroom

PVC paneled bath with mixer tap over, vanity unit with inset wash hand basin with mixer tap over and storage below, double shower cubicle with thermostatic shower and glass screen over, lino flooring, heated towel rail, part tiled walls, frosted double glazed window to rear, extractor fan, low level flush W.C, wall mounted cabinet.

Rear Garden

Mainly laid to lawn South facing garden, raised decking area, shingle area, access to garage via personal door.

Garage

Electric up and over door, parking to front, pitched roof and brick construction.



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

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Floor Plan



Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	6983
(81-91) B	
(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	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 plus) A	6579
(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

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