



Asking Price  
£289,000  
Freehold

## Varey Road, Worthing

- Terrace House
- South Garden
- Chain Free
- EPC - C
- Two Bedrooms
- Parking
- Freehold
- Council Tax Band - C

We are pleased to present this two bedroom terrace house located in Worthing. The property is well presented with modern kitchen, south garden and off road parking too. There are two W.C's, a lounge diner and is being offered with no ongoing chain. It is positioned close to local schools, shops and transport links. Internal viewing advised.

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Robert  
Luff & Co  
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## Accommodation

### Entrance Hall

Storage cupboard under stairs, two radiators, wall mounted fuse board, stairs to first floor.

### Lounge / Diner 12'10" x 11'8" (3.93 x 3.56)

Full height double glazed patio doors to garden, further double glazed window to rear, radiator.

### W.C

Low level W.C, wall mounted wash hand basin, laminate flooring, obscured double glazed window to front, radiator.

### Kitchen 6'5" x 10'4" (1.97 x 3.17)

Measurements to include built in units with inset one and half bowl sink with mixer tap over, integrated appliances to include a fridge/freezer, washing machine, slimline dishwasher, double oven and four point ceramic hob with extractor over, tiled floor, boiler housed in cupboard, double glazed window to front

### First Floor Landing

Storage cupboard offering shelving with radiator, loft access with pull down ladder.

### Bedroom One 10'3" x 12'11" (3.14 x 3.94)

Measurements to include built in wardrobe. Double glazed window to front, radiator.

### Bedroom Two 6'0" x 11'11" (1.85 x 3.64)

Measurements to include built in wardrobe, double glazed window to rear, radiator.

### Bathroom

White bathroom suite, PVC panelled bath with glass screen and mixer tap over, vanity unit with low level W.C, inset wash hand basin and storage below, radiator, obscured double glazed window to rear, laminate flooring, extractor fan.

### Rear Garden

South facing, mainly laid to lawn with decking area, flower and shrub borders, garden shed, outside tap.

### Front Garden

Laid to hard standing with parking for multiple cars.



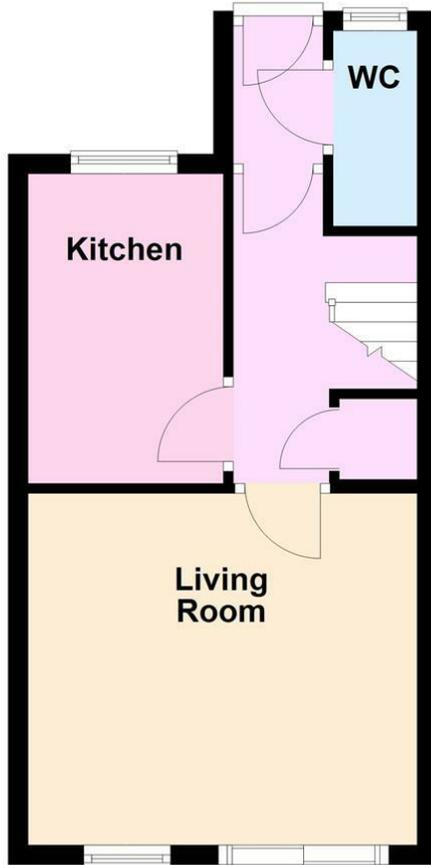
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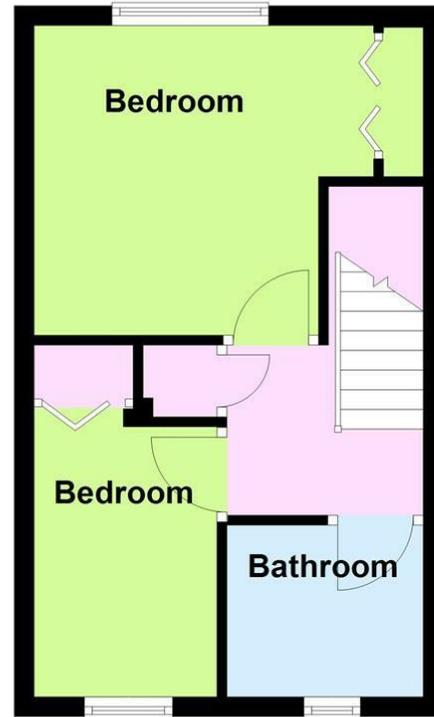
### Ground Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



### First Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



Total area: approx. 56.4 sq. metres (606.8 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  | 69                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.