



## Melville Way, Worthing



Offers In Excess Of  
**£325,000**  
 Freehold

- Beautifully Presented
- Three Bedrooms
- New Bathroom/w.c
- Off Road Parking
- Freehold
- Terraced House
- South Garden
- EPC Rating - C
- Council Tax - Band B
- Viewing Essential

Robert Luff & Co are delighted to offer this beautifully presented Mid-Terraced House situated in Goring, with good access to local schools, shops, public transport and being situated just over 1.5 miles from the Sea. The property has been improved by the current owners to a high standard and the accommodation in brief comprise of entrance hall, double aspect living/dining room with doors onto the South facing rear garden, modern fitted kitchen with appliances, three good size bedrooms and a new bathroom/w.c. Other features are off road parking, gas central heating and double glazing. Viewing is essential to fully appreciate this property

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial





## Accommodation

### Entrance Hall

Obscure double glazed front door into entrance hall, with radiator, under stairs cupboard that houses the gas & electric meters and electric circuit breaker fuse box, smoke detector, smooth and coved ceiling. Stairs to first floor and landing and two doors, one to kitchen and the other to Living room

### Living/Dining Room 21'8" x 10'8" increasing to 12'3" (6.61 x 3.27 increasing to 3.75)

two radiators, double glazed window to the north and double glazed double opening doors to the south providing a double aspect and access to the rear garden, tv point, smooth and coved ceiling. Door to

### Modern Fitted Kitchen 11'4" x 8'4" (3.46 x 2.55)

Measurements to include fitted unit and having a One and half bowl single drainer sink unit with a range of units over and under the work top surfaces. Built in appliances including oven, hob, extractor fan, fridge freezer. Plumbing and space for washing machine, part tiled walls, smooth and coved ceiling with spotlights, double glazed window and door onto the rear garden

### First Floor Landing

with access to loft space, smoke detector, airing cupboard with wall mounted combination gas fired central heating boiler, smooth and coved ceiling

### Bedroom One 13'8" x 9'11" (4.18 x 3.047)

two double glazed windows and radiator, smooth and coved ceiling

### Bedroom Two 11'5" x 10'5" (3.49 x 3.19)

radiator, double glazed window and built in wardrobe, smooth and coved ceiling

### Bedroom Three 9'10" x 6'10" (3.01 x 2.1)

Maximum measurements, as this includes the bulk head from the stairs is in one corner. double glazed window and radiator, smooth and coved ceiling with spotlights

### Bathroom/w.c

New Suite with P-shaped bath with shower screen, wall mounted shower with large drench head and side rinser, low level w.c, part tiled walls, heated towel rail, smooth ceiling with spotlights and extractor fan, floating wash hand basin with mixer tap and cupboard below, obscured double glazed window

### Outside

#### Front Garden

laid to lawn and shared path/passage to rear garden

#### Driveway

a concrete area providing off road parking

#### South Facing Rear Garden

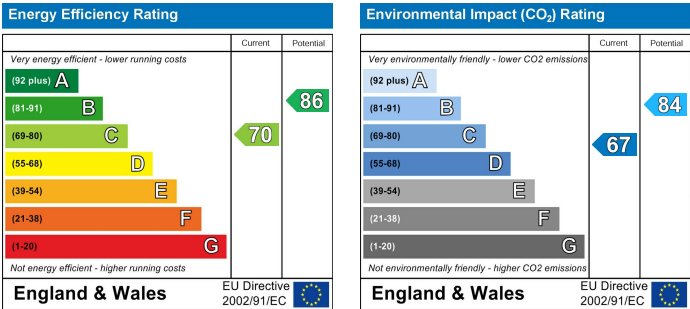
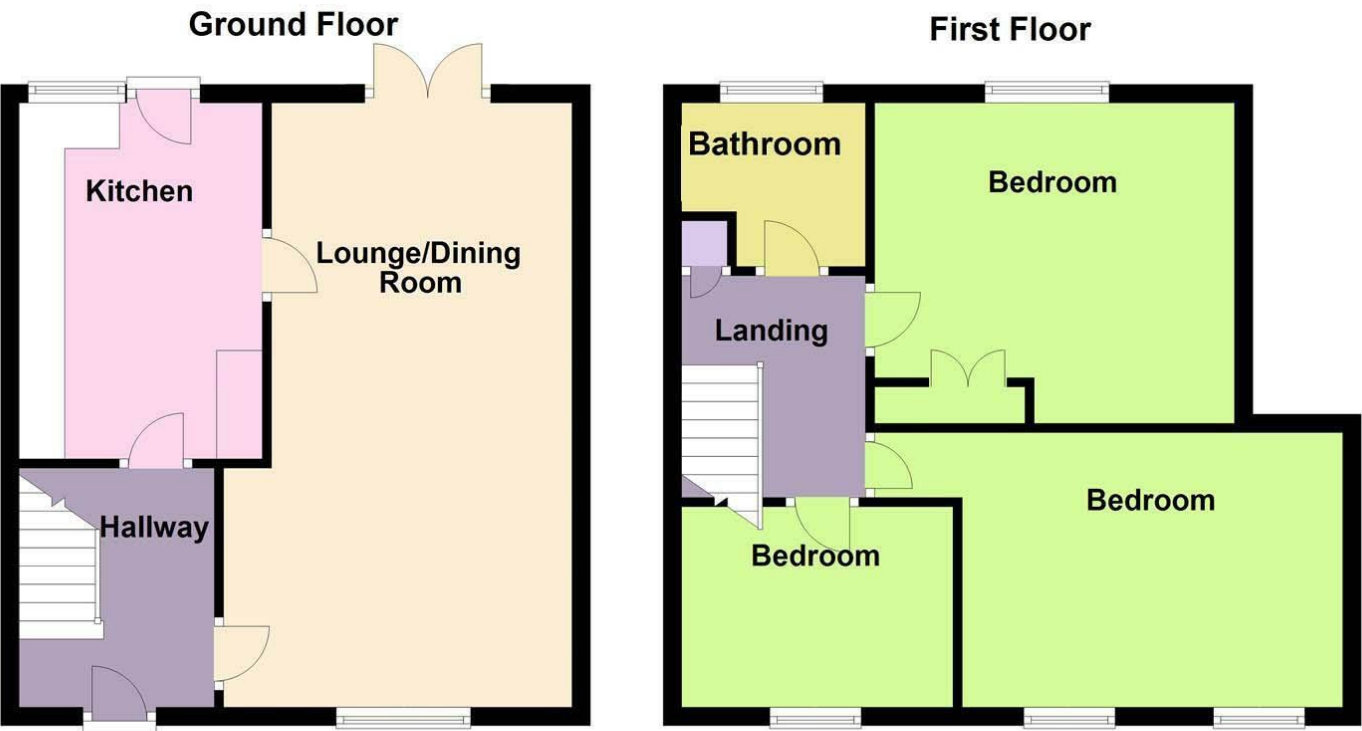
mainly laid to lawn, large decking area to the rear of the garden, three brick built sheds side gate and enclosed by panel fencing



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

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)



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.