



Offers In Excess Of  
£300,000  
Freehold

## Cypress Avenue, Worthing

- Terraced House
- Two Bedrooms
- Living/dining room
- West Rear Garden
- Garage and parking space
- EPC - D
- Freehold
- Council Tax Band - C

Robert Luff & Co are delighted to offer this two bedroom terraced house on the Highdown Copse Estate being close to shops, schools, park and bus routes. The mainline railway station is just over a mile away. The property in brief has entrance hall, cloakroom/W.C, living/dining room, kitchen and on the first floor two bedrooms, both with fitted wardrobes and bathroom/W.C. Outside there is a West facing rear garden, garage and a parking space. Viewing is advised.

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## Accommodation

### Entrance Hall

Part obscured double glazed front door, radiator, wall mounted fuse box,

### Cloakroom/W.C.

Low-level W.C, wash hand basin, radiator.

### Living Room 16'6" x 10'7" (16'6" x 10'7") into bay (5.03 x 3.25 (5.04 x 3.24) into bay)

Bay window with double glazed window, radiator, stairs to first floor, through to:

### Dining Room 8'11" x 7'1" (2.72 x 2.16 (2.73 x 2.168))

Full height double glazed patio doors to garden, access to kitchen, laminate floors.

### Kitchen 8'4" x 6'1" (2.54 x 1.85)

Measurements to include built in units. Matching range of floor and wall units with single bowl stainless steel sink and mixer tap over, part tiled walls, plumbing and space for washing machine, space for cooker and fridge/freezer, wall mounted gas fired central heating boiler, radiator, laminate flooring, double glazed window to rear.

### First floor landing

Access to loft space with pull down ladder, insulation and boarding, airing cupboard with hot water tank and shelving.

### Bedroom One 13'7" x 12'4" (4.16 x 3.77)

Measurements to include built in storage. Built in wardrobes offering hanging and shelving, double glazed window to rear, radiator.

### Bedroom Two 10'9" x 6'8" (3.28 x 2.03)

Measurements to include built in wardrobes. Two double wardrobes with mirror fronts with hanging and shelving, radiator, double glazed window.

### Bathroom/W.C.

White suite, panelled bath, wash hand basin, wall mounted shower, low-level W.C, tiled walls, obscured double glazed window, laminate flooring, chrome heated towel rail.

### West facing rear garden

Laid to lawn, patio, flower and shrub borders, hedging, rear access gate.

### Garage

Brick and pitched roof construction, located in compound accessed by Cypress Avenue and also an allocated parking space.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>89</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>67</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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.