



Robert Luff & Co
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FOR SALE



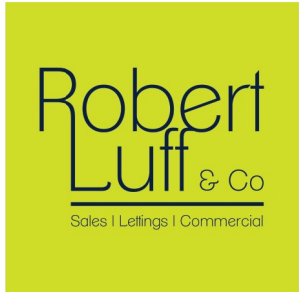
Strathmore Road, Worthing

- Semi Detached House
- Three Bedrooms
- Popular Location
- Two Reception Rooms
- Conservatory
- EPC Rating - C
- Westerly Rear Garden
- Sought after location
- Garage and Driveway
- Viewing Advised

Asking Price
£425,000
Freehold

Robert Luff & Co are delighted to offer this Semi Detached House, situated in an excellent residential location, having great access to shops, schools, bus routes, mainline railway station and being just over a mile to the Sea. The accommodation comprises of Three bedrooms, Two reception rooms, Conservatory, fitted Kitchen, ground floor Cloakroom/w.c, family Bathroom/w.c. To the front of the property is ample off road parking leading to a 29' length Garage and to the rear is a Westerly facing rear garden. The property also benefits from gas heating and double glazing. Viewing is recommended.

T: 01903 331567 E: goring@robertluff.co.uk
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Accommodation

Entrance Hall

accessed via an obscured double glazed front door, radiator, understairs cupboard housing gas and electric meters and electric circuit breaker fuse box, telephone point, wall mounted thermostat for the heating,

Cloakroom/u.c

low level u.c, wash hand basin, part tiled walls and tiled floor, obscure double glazed window, heated towel rail

Living Room 13'9" x 12'7" (4.21 x 3.86)

measurement into bay, double glazed window, radiator, fireplace, smooth and coved ceiling, double glass doors to

Dining Room 12'1" x 10'5" > 9'4" (3.69 x 3.2 > 2.86)

smooth and coved ceiling, radiator, double glazed double doors to

Conservatory 10'11" x 8'7" (3.34 x 2.64)

double glazed and brick construction, tiled floor and pitched roof, double glazed doors onto rear garden

Kitchen 12'1" x 10'5" > 9'4" (3.68m x 3.18m > 2.84m)

measurements to include fitted units with single bowl single drainer sink unit with mixer taps, range of units under and over work top surfaces, built in oven, hob and extractor, plumbing and space for washing machine and dishwasher, space for fridge/freezer, walk in larder cupboard, part tiled walls and floor, double glazed windows, smooth ceiling with spotlights

First floor Landing

obscured double glazed window

Bedroom One 14'5" x 10'10" (4.4 x 3.32)

measurements are to include built in wardrobes along one wall with sliding doors, radiator and double glazed window

Bedroom Two 12'2" x 9'10" (3.72 x 3.02)

measurements not to include built in wardrobes with sliding doors and also one housing the gas fired central heating boiler, double glazed window

Bedroom Three 8'11" x 8'1" (2.73 x 2.48)

radiator, double glazed window

Bathroom/u.c 8'5" x 7'10" (2.59 x 2.4)

with panelled bath, shower unit and screen, low level u.c, wash hand basin, bidet, two obscure double glazed windows, tiled walls, heated towel rail and access to loft space

Outside

Front Garden

mainly laid to brick paving providing off road parking, flower and shrub borders

Garage 29'10" x 9'6" > 8'3" (9.11 x 2.92 > 2.52)

with up and over door, to front and double opening doors to rear, onto the rear garden, power and light and water tap

Westerly Facing rear Garden

laid to lawn, paved patio areas, flower and shrub borders



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

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Floorplan



Total area: approx. 134.1 sq. metres (1444.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		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.