



Asking Price  
**£280,000**  
 Freehold

## Barnet Way, Worthing

- Spacious House
- Three Bedrooms
- Conservatory
- South rear garden
- Cloakroom/W.C
- EPC rating - C
- Modern Kitchen/Breakfast Rm
- Double Glazed & Gas Fired Heating

Robert Luff & Co are delighted to offer for sale this spacious terraced house being in a good location for shops, schools and bus route. The accommodation comprises double aspect living room, modern kitchen/breakfast room, conservatory, cloakroom/w.c, three bedrooms that are a good size and there is a shower room/w.c. There is also a nice South facing rear garden and viewing is recommended.

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**Robert  
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## Accommodation

### Entrance Hall

Obscured double glazed front door into Entrance Hall that has a cloak cupboard and wood effect flooring.

### Cloakroom/W.C.

Low-level w.c, wash hand basin, radiator, obscured double glazed window.

### Living Room 18'5" x 12'7" (5.62 x 3.84)

Radiator, wood effect flooring, double glazed window to front and sliding double glazed doors to garden.

### Kitchen/Breakfast Room 18'4" x 9'5" (5.61 x 2.89)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces and single bowl single drainer sink unit with mixer tap, built in oven, hob and extractor, plumbing and space for washing machine and slimline dishwasher, space for fridge/freezer, breakfast bar, radiator, wood effect flooring, double glazed window to front and double glazed sliding doors to:

### Conservatory 15'8" x 8'0" (4.79 x 2.45)

Wood effect flooring, radiator, part brick and double glazed construction with double glazed double doors onto rear garden. Pitched polycarbonate roof.

### Stairs from Kitchen/Breakfast Room to:

#### First Floor Landing

Access to loft space, two airing cupboards, one with gas fired central heating combi boiler, laminate flooring.

### Bedroom One 12'10" x 8'11" (3.92 x 2.74)

Measurements to include built in wardrobes with hanging space and shelves and dressing table, radiator, double glazed window.

### Bedroom Two 11'11" x 9'10" (3.64 x 3)

Measurements to include built in cupboard, laminate flooring, radiator, double glazed window.

### Bedroom Three 8'7" x 7'11" (2.63 x 2.42)

Laminate flooring, double glazed window, radiator.

### Shower/W.C.

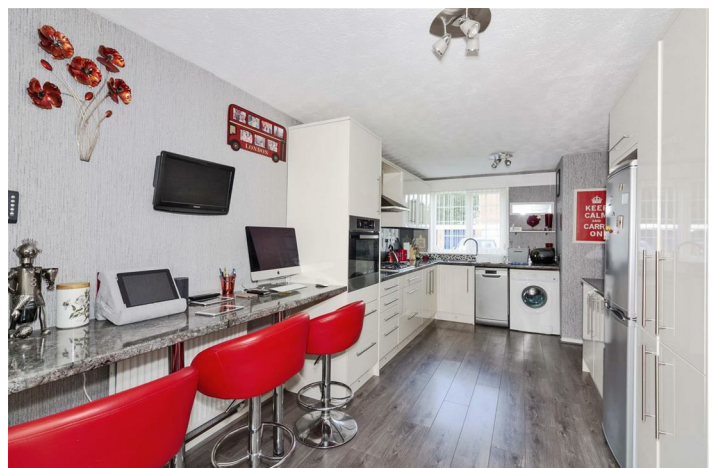
Low-level w.c, pedestal wash hand basin, corner shower cubicle with wall mounted shower, heated towel rail, part tiled walls, obscured double glazed window.

### Front Garden

Lawn, flowers and shrubs.

### South Facing Rear Garden

Laid to lawn, flowers and shrub borders, decking and patio, brick shed, rear access and enclosed by panel fencing.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(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	

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