

Robert  
Luff & Co

Dominion Road, Worthing

Freehold - Offers In Excess Of £375,000



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We are delighted to offer this well-presented three-bedroom semi-detached home, ideally positioned on the highly convenient borders of Broadwater and East Worthing. The property benefits from excellent transport links, reputable schools, and a range of local amenities all within easy reach, along with off-road parking, a south-facing rear garden, and the added benefit of solar panels.

The accommodation is well laid out and offers flexible living space throughout. The entrance hallway features wood laminate flooring, a radiator, and useful under-stair storage.

The main lounge is a bright and comfortable space with laminate flooring, radiator, TV and WiFi points, and sliding doors opening directly onto the rear garden, providing an excellent flow between indoor and outdoor living. The kitchen is fitted with a range of wall and base units, laminate worktops, electric four-ring hob, oven, integrated fridge/freezer, and space and plumbing for a washing machine. It also benefits from a double glazed window, additional south-facing window overlooking the garden, radiator, wood laminate flooring, and a double glazed door with cat flap providing direct access to the rear garden. There is a separate reception room which offers flexibility as a second lounge, dining room, or home office, featuring carpet, radiator, fireplace, and a double glazed window.

The bathroom comprises a walk-in shower, WC, wash hand basin, heated towel rail, spotlights, and a frosted double glazed window.

There are three well-proportioned bedrooms. Bedroom one is a large double room with laminate flooring, built-in cupboard, radiator, and south-facing double glazed window. Bedroom two is another double room with laminate flooring, radiator, and south-facing double glazed window. Bedroom three also benefits from laminate flooring, radiator, and a double glazed window. A loft room provides useful storage and houses the boiler.

Externally, the property offers off-road parking to the front for one to two vehicles. The rear garden is a particular feature, being south facing and mainly laid to lawn with a shed at the bottom, providing a pleasant and private outdoor space.

Further benefits include solar panels, offering improved energy efficiency.

## Key Features

- Three-bedroom semi-detached home in a highly convenient Broadwater/East Worthing location
- Excellent transport links and access to reputable schools
- Two reception rooms offering flexible accommodation
- Bright lounge with sliding doors to the garden
- Modern fitted kitchen with integrated appliances
- Three well-proportioned bedrooms
- South-facing rear garden laid mainly to lawn
- Off-road parking for one to two vehicles
- Solar panels providing improved energy efficiency
- Council Tax Band C | EPC Rating C



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# Floor Plan Dominion Road

## Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



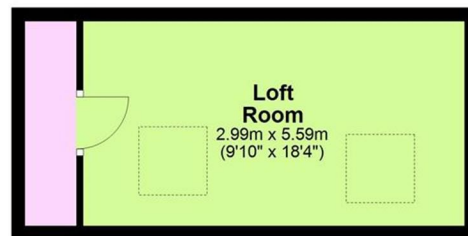
## First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



## Loft

Approx. 19.3 sq. metres (207.6 sq. feet)



Total area: approx. 90.9 sq. metres (978.2 sq. feet)



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 78                       | 81        |  |           |

Energy Efficiency Rating: A (82 plus), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (82 plus), B (81-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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.

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