



## Cedar Avenue, Worthing

Asking Price  
**£350,000**  
 Freehold

- Semi Detached House
- Three Bedrooms
- South Garden
- Garage
- Chain Free
- EPC Rating - E
- Freehold
- Council Tax Band - C

**\*\*Open Day Saturday 6th August 10:30AM - 12:30PM\*\*** Robert Luff & Co are pleased to present this three bedroom semi detached house located in popular Salvington. The property offers good living space with large south facing rear garden. It is located close to local schools, shops and transport links and is being offered with no ongoing chain. Internal viewing advised.

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**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Hall

Part obscured double glazed front door with obscured double glazed window to side, storage cupboard under stairs housing gas and electric meters, laminate flooring.

### Lounge / Diner 23'7" x 10'9" (narrowing to 8'9") (7.19 x 3.29 (narrowing to 2.68) )

Feature gas fireplace with tiled surround and hearth, two double glazed window to front and rear.

### Kitchen 8'3" x 7'10" (2.52 x 2.39)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink, space and plumbing for fridge / freezer, washing machine and freestanding oven, serving hatch, full height double glazed door to garden with double glazed window to side, vinyl flooring.

### Bedroom One 12'10" x 10'0" (3.92 x 3.07)

Measurements to include built in wardrobes. Range of fitted wardrobes offering hanging and shelving, double glazed window to front.

### Bedroom Two 9'1" x 10'11" (2.77 x 3.34)

Double glazed window to rear, range of fitted storage cupboards.

### Bedroom Three 6'9" x 9'8" (2.06 x 2.96)

Measurements to include built in cupboard housing hot water tank, double glazed window to front.

### Bathroom

Panelled steel bath, vanity unit with surface mounted wash hand basin and storage below, part tiled walls, laminate flooring, obscured double glazed window to rear.

### W.C

Low level W.C, obscured double glazed window to rear, laminate flooring.

### Rear Garden

Mainly laid to lawn with patio section, garden shed and summerhouse, footpath to garage, side access from front of property.

### Front Garden

Mainly laid to lawn, side access to rear of property.

### Garage

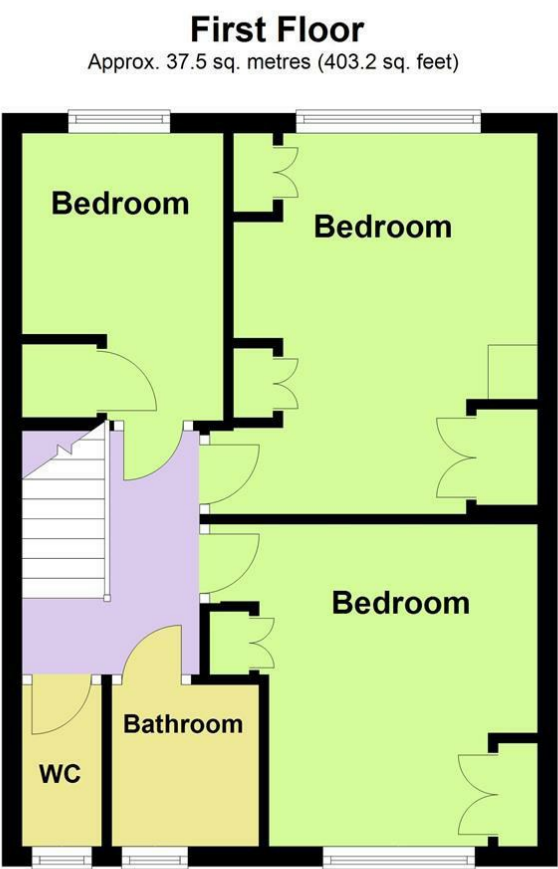
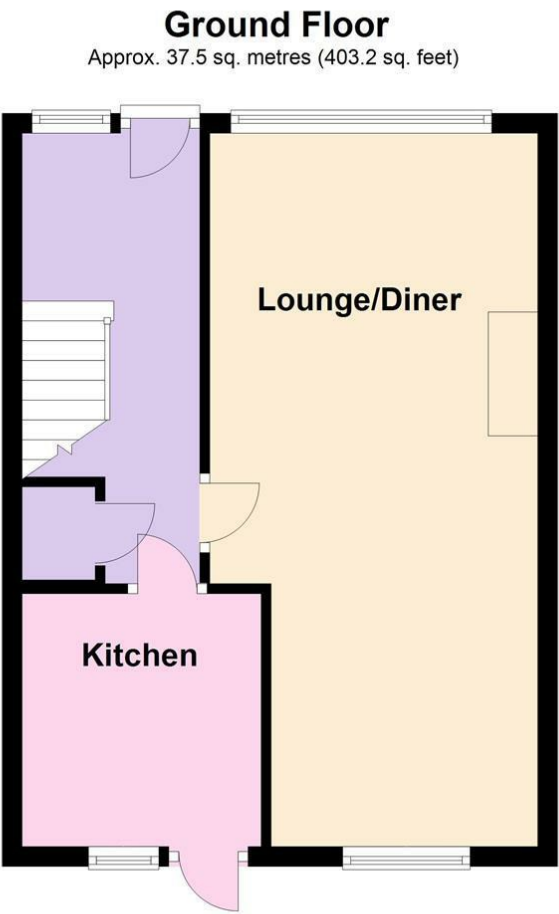
Vehicular access from Cedar Avenue, up and over main door, power and lighting, personal door to garden.




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

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Total area: approx. 74.9 sq. metres (806.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div>86</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>(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		<div>49</div>	
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.