



Castle Road, Worthing

Offers In Excess Of
£300,000
Freehold

- Mid Terrace Family Home
- Two Bedrooms
- Spacious Lounge
- South Facing Rear Garden
- Drive and Garage
- EPC Rating - C (74)
- Freehold
- Council Tax Band - C
- In Need of Modernisation
- NO FORWARD CHAIN

Robert Luff and Co are delighted to offer to the market this mid terrace family home, situated in the heart of Tarring, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen/breakfast room, two bedrooms and shower room. Other benefits include a South facing rear garden, drive and garage. In need modernisation and will make a great project. NO FORWARD CHAIN.

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Accommodation

Entrance Hall

Frosted glazed door leading to entrance hall. radiator.. Laid wood floor. Thermostat.

Lounge 15'1" max x 13'7" (4.61 max x 4.16)

Double-glazed windows with patio doors, leading to garden. Radiator. Laid laminate wood floor. Wood fire surround with tiled insert. Telephone point. TV point.

Kitchen/Breakfast Room 10'8" x 10'7" (3.26 x 3.25)

A range of wood fronted base units with glass top wall units. Worktop incorporating a white sink unit with mixer tap and drainer. Built in single oven. Four ring hob with extractor fan over. Space for appliances. Space and plumbing for washing machine. Radiator. Under stairs storage recess area housing gas meter and electric meters. Wood beamed ceiling. Two double-glazed windows. Tiled splashbacks.

First Floor Landing

Stairs leading to first floor. Loft hatch.

Bedroom One 15'1" x 12'7" (4.60 x 3.86)

Double-glazed window with view of rear garden. Two radiators. Cupboard with hanging space and shelves.

Bedroom Two 11'0" x 10'1" (3.36 x 3.08)

Double-glazed window. Radiator. Cupboard with hanging and shelf. Dimmer switch.

Shower Room

Shower cubicle with folding door and fitted 'Triton' shower. Pedestal wash hand basin. Low level flush WC. Radiator. Tiled walls. Frosted double-glazed window.

Outside

Rear Garden

South facing rear garden. Ballasted rail enclosed patio area with gate to lower lawn area. Mature hedges and tree. Gate for rear access.

Garage 16'4" max x 10'11" max (4.99 max x 3.35 max)

Power and light. Wall mounted 'Glowworm' boiler (replaced in 2021 with 10 year warranty). Up and over door.

Lockable Storage Cupboard

Front Garden

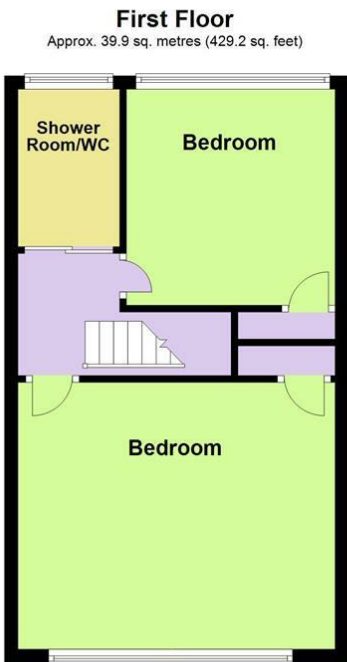
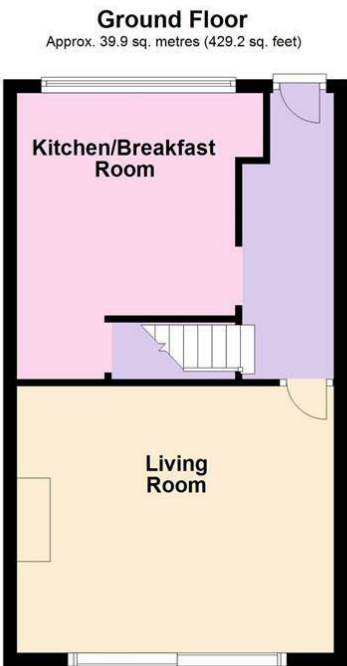
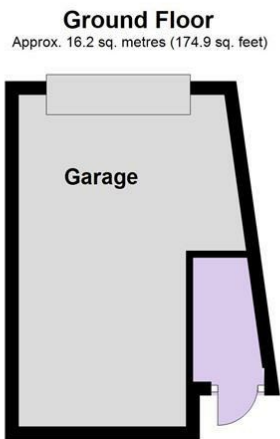
Driveway leading to garage.



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Total area: approx. 96.0 sq. metres (1033.2 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	88

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.