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Key Features

- Beautifully presented three-bedroom mid-terrace house
- Popular residential location close to Worthing town centre
- Within close proximity of Worthing mainline railway station
- Stylishly presented accommodation arranged over two floors
- Modern fitted kitchen with integrated appliances and open-plan breakfast bar
- Bay-fronted lounge/dining room with attractive shutters
- Two bedrooms with fitted wardrobes, plus a versatile third bedroom/home office
- Modern family bathroom and low-maintenance landscaped rear garden
- Decking, artificial lawn, storage shed, gated rear access and no onward chain
- Council Tax Band B | EPC Rating D

**** Guide Price £350,000 - £365,000 ****

We are delighted to offer this beautifully presented three-bedroom mid-terrace house, ideally situated within this popular residential area of Worthing. Conveniently located close to Worthing mainline railway station, the property also provides easy access to the town centre and excellent road links in and out of Worthing. Thoughtfully maintained and stylishly presented throughout, the accommodation is arranged over two floors and is complemented by a low-maintenance landscaped rear garden. The property is offered for sale with no onward chain.

Upon entering, the welcoming entrance hall features attractive wood flooring and provides access to the principal living accommodation. The modern fitted kitchen incorporates a range of wall and base units with work surfaces over, together with integrated oven and hob, cooker hood and a cupboard housing the wall-mounted combination boiler. The kitchen flows seamlessly into the breakfast bar and lounge/dining room, creating a sociable and practical living space.

The beautifully presented lounge/dining room is tastefully decorated and offers an excellent setting for both everyday living and entertaining. A bay-fronted window to the front aspect, complete with attractive shutters, adds character and allows plenty of natural light.

On the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and excellent storage. The third bedroom is currently arranged as a stylish home office with fitted units, although these can be removed if required to create a single bedroom. Completing the accommodation is a modern family bathroom fitted with a P-shaped bath with shower over, wash hand basin and dual-button WC, with the latter two set within a contemporary vanity unit.

Outside, the low-maintenance rear garden has been thoughtfully landscaped to provide an attractive and versatile outdoor space. There is a decking area ideal for seating and barbecuing, an artificial lawn, raised flower bed borders and modern fencing, together with an outside tap, useful storage shed and gated rear access.



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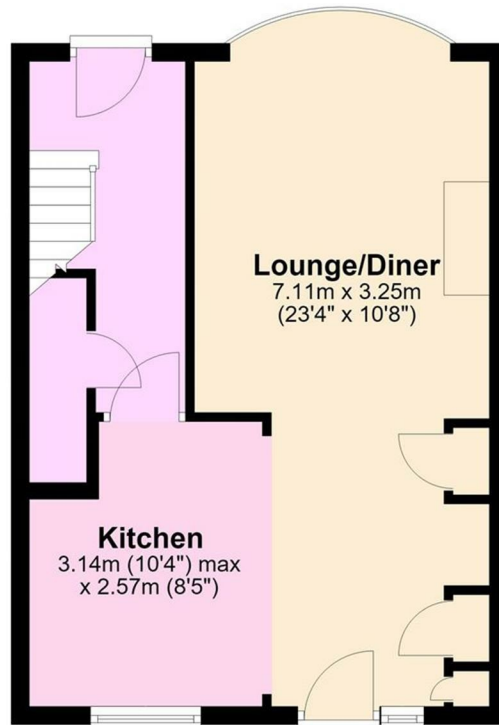
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Floor Plan Osmonde Close

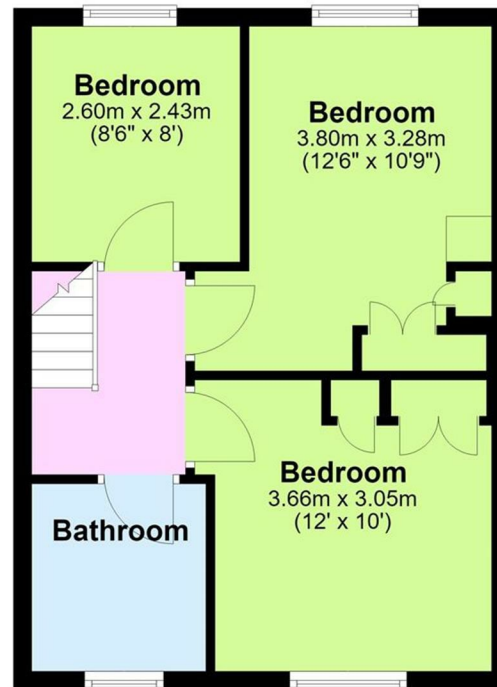
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ emissions (82 plus) A (61-81) B (39-60) C (15-54) D (9-34) E (1-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		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.

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