



## Cuckfield Crescent, Worthing

Offers In Excess Of  
**£415,000**  
Freehold

- Detached Bungalow
- Two Good Sized Bedrooms
- Detached Garage
- Council Tax Band - D
- Spacious Rear Garden
- Off-Road Parking For Multiple Vehicles
- Potential to extend (STNP)
- EPC Rating - D

We are delighted to offer to the market this attractive detached bungalow, situated in this favoured area of Salvington, close to local shopping facilities, parks, schools, bus routes, and the mainline station. Accommodation comprises an entrance hallway, a spacious kitchen, a Southerly-facing living room, two good-sized bedrooms, a bathroom, and a separate W.C. Other benefits include off-road parking for multiple vehicles, a large driveway to the side of the property, a detached garage, and a rear garden with a large lawn area. The property can be extended in the loft or the rear with the correct permission. \*\*\*CHAIN FREE\*\*\*

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

UPVC double glazed door with stained glass window to:

### Entrance Hallway

Radiator. Cupboard enclosed electric meter and fuses. Loft hatch with pull down ladder. Thermostat. Airing cupboard with pre-lagged copper cylinder and slatted shelves. Telephone point. Radiator

### Kitchen 12'0" x 8'8" (3.67 x 2.65)

Range of base and wall units. Wood effect worktops. Stainless steel sink. Space for gas cooker. Space and plumbing for washing machine. Wall mounted boiler. Dual aspect double glazed windows. Further appliance space. Wall mounted boiler controls. Frosted double glazed door to rear garden. Double glazed window to rear and side.

### Living Room 14'8" x 11'3" (4.48 x 3.43)

Double glazed window to front. Radiator. TV point. Tiled fire surround and hearth.

### Bedroom One 12'7" x 11'3" (3.84 x 3.43)

Radiator. Double glazed window with view of rear garden.

### Bedroom Two 10'0" x 8'2" (3.07 x 2.49)

Dual aspect double glazed windows. Radiator.

### Bathroom

Panel enclosed bath with handles. Fitted over bath shower. Pedestal wash hand basin. Heated towel rail. Tiled walls. Frosted double glazed window.

### Separate WC

Separate low level flush WC. Frosted double glazed window.

### Garden

Large lawn area and patio. Outside tap.

### Garage

Side door. Double glazed window. Up and over door. Access via private drive to the side of the property.

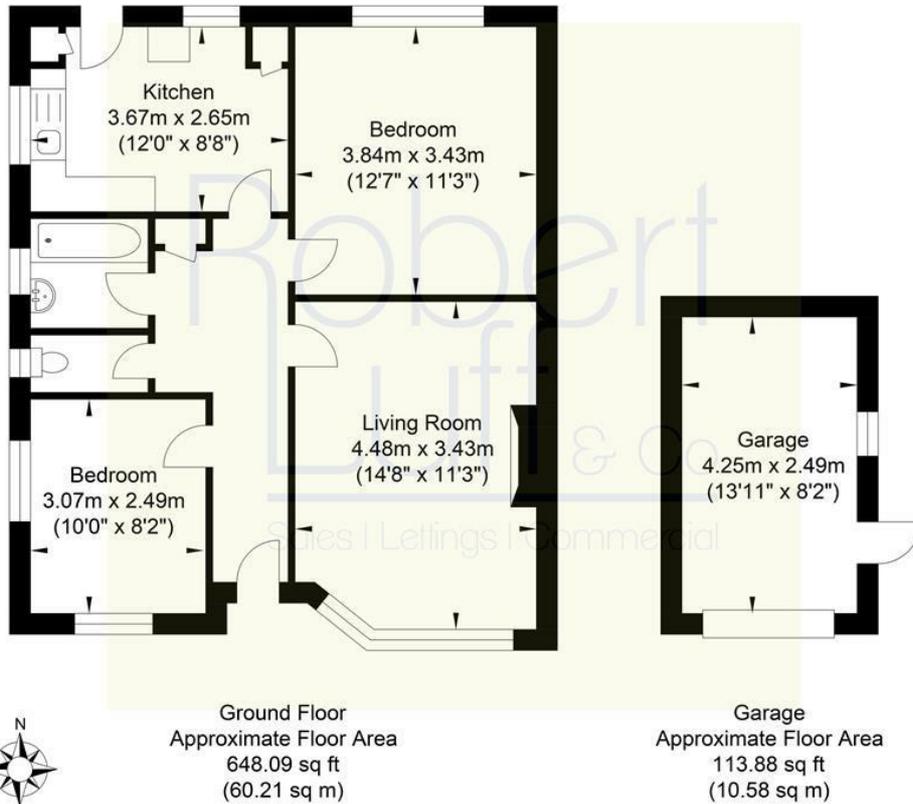
### Front Garden

Double opening gates to the front garden. Driveway to the side. Off-road parking for multiple vehicles.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
T: 01903 331247 E: info@robertluff.co.uk  
www.robertluff.co.uk

# Cuckfield Crescent



Approximate Gross Internal Area = 70.79 sq m / 761.97 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>63</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.