



Upton Road, Worthing



Offers In Excess Of
£400,000
Freehold

- Detached Family Home
- Three Bedrooms
- Conservatory
- Separate WC
- Garage
- EPC Rating - TBC
- Council Tax Band - D
- Freehold

Robert Luff & Co are delighted to offer to the market this three bedroom detached house situated in this sought after Tarring location close to local shops, schools, parks, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen/breakfast room and dining room. Upstairs has three bedrooms and a family bathroom. Other benefits include a separate WC and a garage.

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Accommodation

Hall

Radiator. Under stair storage. Double glazed window. Double glazed door

Lounge

Radiator. Electric fire and surround. Coving. Ceiling rose. Double glazed window. Opening to diner.

Kitchen/Breakfast Room

A range of base and wall units including drawers. Basin. Gas oven with four ring gas hob. Space for washing machine. Integrated fridge. Space for further fridge/freezer. Part tiled. Radiator. Spotlights. Storage cupboard. Double glazed window. Double glazed door to garden.

Dining Room

Radiator. Coving. Ceiling rose. Double glazed door to conservatory.

Conservatory

Brick built. Separate WC. Dual aspect double glazed windows. Double glazed door to garden.

First Floor Landing

Loft access. Double glazed window.

Bedroom One

Radiator. Double glazed window.

Bedroom Two

Radiator. Built in cupboard. Double glazed window.

Bedroom Three

Radiator. Built in storage. Double glazed window.

Bathroom

Corner bath with shower attachment. Pedestal wash hand basin. Tiled. Radiator. Double glazed window.

Separate WC

Radiator. WC. Double glazed window.

Rear Garden

Mainly laid to lawn. paved area.

Front Garden

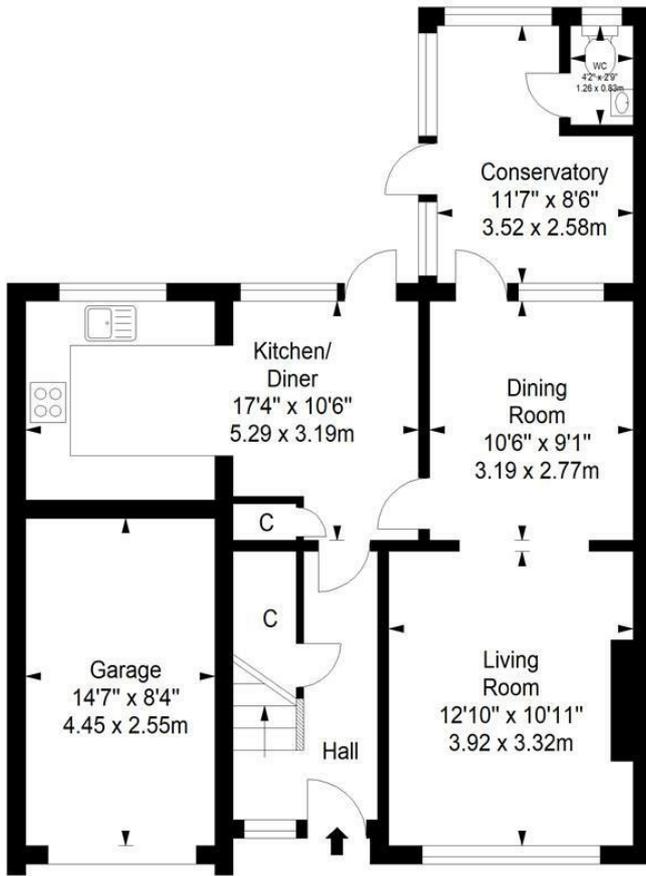
Lawn area. Driveway providing off road parking.

Garage

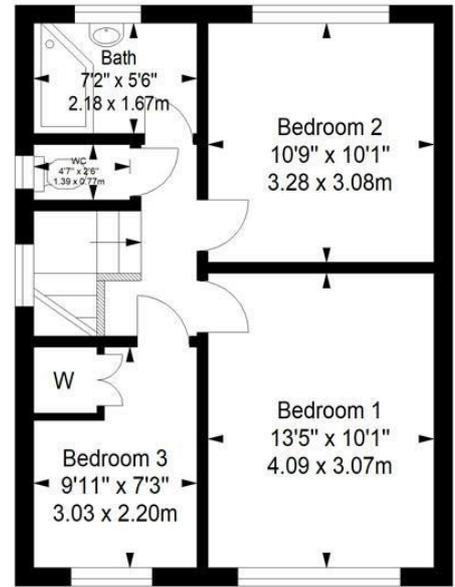
Up and over door.



Ground Floor



First Floor



Approximate gross internal floor area 109.8 sq m/ 1181.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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		

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		

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