



## King Edward Avenue, Worthing

Offers In Excess Of  
**£399,950**  
Freehold

- End of Terrace Family Home
- Two Reception Rooms
- Family Bathroom
- South Facing Rear Garden
- Three Bedrooms
- Refitted Kitchen
- Driveway
- EPC Rating - C

We are delighted to offer to the market this end of terrace family home ideally situated in Broadwater, close to local shopping facilities, restaurants, parks, bus routes and mainline station. Accommodation comprises of entrance hall, living room, dining room, refitted kitchen, conservatory, three bedrooms, and a family bathroom. Other benefits include private driveway, front and south facing rear garden.

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## Accommodation

### Entrance Hall

Double-glazed front door leading into the entrance hall. Double-glazed frosted window to side aspect. Radiator. Wall mounted thermostat. Hanging space. Built in under stairs storage cupboard. Door leading into:

### Refitted Kitchen 16'10 x 7'5 (5.13m x 2.26m)

Double-glazed window to side and rear aspect. A range of matching high gloss wall and base units. Marble effect roll top work surfaces incorporating a one and half bowl sink unit with mixer tap and drainer. Built in oven. Five ring gas hob. Extractor fan. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled effect flooring. Glass feature splashback. Double-glazed door leading to rear. Doorway through into dining room.

### Dining Room 11'10 x 10'4 (3.61m x 3.15m)

Feature fireplace. Two Radiators. Space for formal dining room table and chairs. Double-glazed patio doors out into extension. Opening through into:

### Living Room 14'2 x 11'10 (4.32m x 3.61m)

Double-glazed window to front. Radiator. Feature fireplace with brick surround and gas inset. TV point. Telephone point.

### Conservatory (Extension) 18'2 x 14'2 (5.54m x 4.32m)

Brick built with double-glazed windows overlooking the garden. Laminate flooring throughout. Radiator. TV point. Open roof lights and fan. Double-glazed doors opens out onto the garden.

### First Floor Landing

Double-glazed frosted window to side aspect. Loft hatch with pull down ladder (loft is insulated)

### Bedroom One 14'9 x 10'4 (4.50m x 3.15m)

Double-glazed bay window to front. Radiator. TV point. Built in wardrobes with hanging space and shelves. Space for further wardrobe. Telephone point.

### Bedroom Two 11'7 x 11'10 (3.53m x 3.61m)

Double-glazed window to rear overlooking the garden. A range of fitted wardrobes with hanging space and shelving.

### Bedroom Three 8'7 x 7'6 (2.62m x 2.29m)

Double-glazed window to front aspect. Radiator. Built in wardrobe with hanging space and shelves.

### Family Bathroom

Double-glazed frosted window to rear. Walk in shower enclosed with mains shower. Low level flush WC. Wash hand basin set into vanity unit with storage below. Built in airing cupboard to side housing tank. Part tiled walls. Spotlights.

### Outside

#### Rear Garden

South facing and in excess of 70 foot, this lovely landscaped garden provides an oversized side access, large patio with summer house. Laid mainly to an astro lawn with shingled area, mature shrubs and plant borders and timber potting shed.

#### Front Garden

Laid to Astro lawn

#### Driveway

Providing off-road parking to the front.



# Floorplan



Total area: approx. 123.4 sq. metres (1328.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	

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