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**\*\* Guide Price £500,000 - £550,000 \*\***

Open Day - Saturday 11th July

We are delighted to offer this beautifully renovated period family home, combining a wealth of original character with stylish contemporary finishes, featuring three double bedrooms, off-road parking, a stunning landscaped rear garden and an enviable position within the highly regarded Thomas A Becket school catchment area.

Occupying a sought-after location on Woodlea Road, this exceptional residence has been thoughtfully improved and lovingly maintained, creating a superb home perfectly suited to modern family living. Upon entering, the charm and quality of the property are immediately evident, with a welcoming bay-fronted living room centred around an attractive fireplace with wood-burner, providing a warm and inviting space to relax. A versatile second reception room offers flexibility as a sitting room, home office or formal dining room, catering to a variety of lifestyles.

To the rear, the contemporary fitted kitchen is well-equipped with an excellent range of units, integrated appliances and ample work surfaces, flowing seamlessly into a dedicated breakfast and dining area ideal for everyday living and entertaining. A convenient ground floor cloakroom/WC and a bright conservatory further enhance the accommodation, with bi-fold doors opening directly onto the beautifully landscaped rear garden and creating an effortless connection between indoor and outdoor spaces.

The first floor comprises three generously proportioned double bedrooms, all beautifully presented. The principal bedroom benefits from fitted wardrobes and attractive plantation shutters, while the remaining bedrooms are served by a luxurious family bathroom featuring both a separate shower and bath.

Externally, the property continues to impress with valuable off-road parking to the front and a thoughtfully designed west facing rear garden providing a private and tranquil setting for relaxation, entertaining and family enjoyment. Ideally situated within the Thomas A Becket catchment area and within easy reach of Worthing town centre, West Worthing railway station, local shops, parks and major transport links, this outstanding home offers an exceptional combination of character, convenience and practicality.

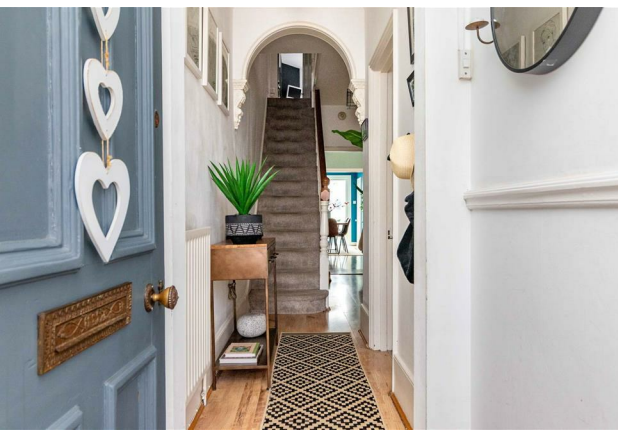
## **Key Features**

- Beautifully renovated period family home
- Three generous double bedrooms
- Rare off-road parking to the front
- Bay-fronted living room with wood-burner
- Versatile second reception room/home office
- Modern fitted kitchen with integrated appliances
- Conservatory with bi-fold doors to the garden
- Stunning landscaped rear garden
- Thomas A Becket school catchment area and close to West Worthing station
- Council Tax Band D | EPC Rating D

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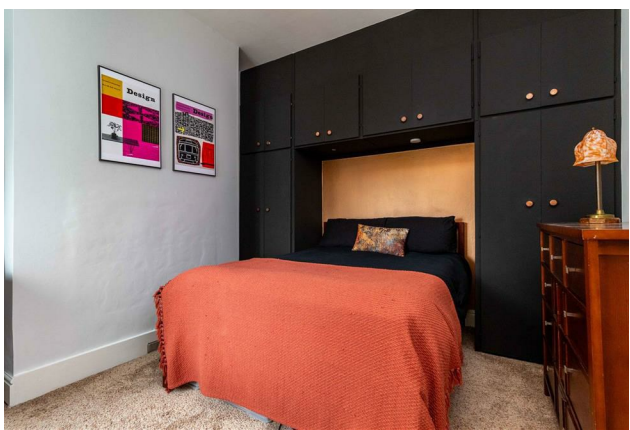
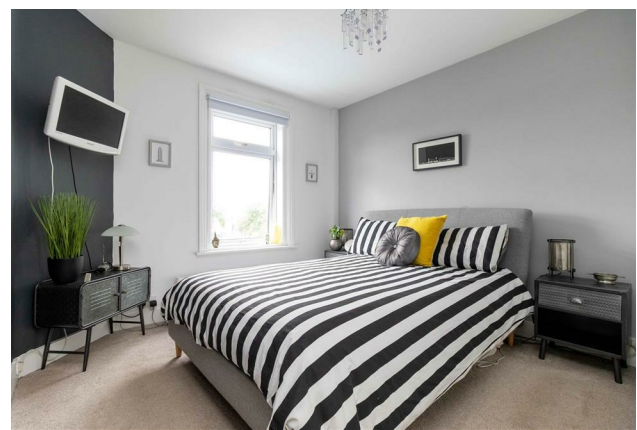
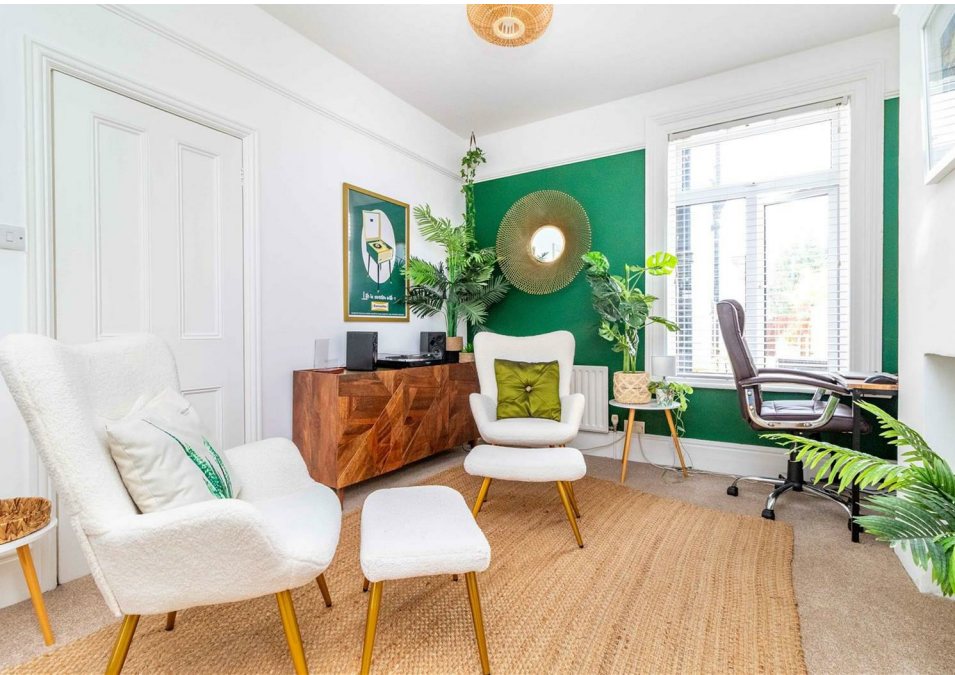
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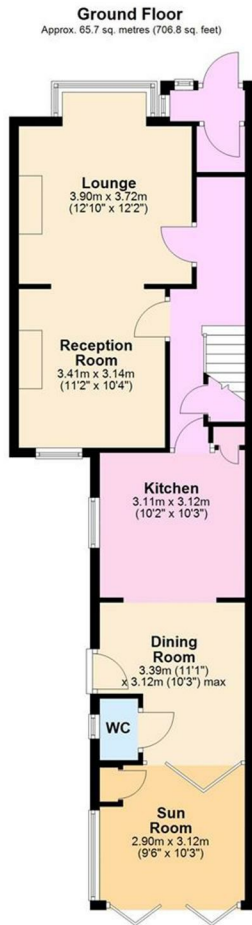


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# Floor Plan Woodlea Road



Total area: approx. 120.6 sq. metres (1297.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-80) <b>B</b>		
(69-80) <b>C</b>			(51-60) <b>C</b>		
(55-68) <b>D</b>			(39-50) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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.

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