



## Sugden Road, Worthing

Offers In Excess Of  
£550,000  
Freehold

- Terraced Family Home
- Five Bedrooms
- Open Plan Lounge/Diner
- Bathroom and Shower Room
- Rear Garden with Mains Power
- Beautifully Decorated Throughout
- Bespoke Features
- EPC Rating - D
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this beautifully decorated and extended five bedroom terraced family home situated in this ideal central Worthing location with town centre shops, restaurants, parks, Worthing hospital, main transport links, schools and the seafront all nearby. Accommodation offers entrance hall, open plan dual aspect lounge/diner and spacious kitchen with bi-folding doors out onto the rear garden. Upstairs spread across two floors are five bedrooms, a bathroom with his and hers sinks and a shower room with beautiful emerald green tiles and bespoke copper pipe fittings. Other benefits include the property having recently been entirely rewired and replumbed, and a low maintenance, solid wood decked rear garden with mains power and cedar fencing.

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

### Front Door

Opening into:

### Entrance Hall

Modern Grey vertical radiator.

### Open Plan Lounge/Diner 23'92" x 11'10" (7.01m x 3.61m)

Engineered Oak flooring. Grey vertical radiator. Open fireplace and surround. Shelving and cupboard space built into recess. Under stair storage cupboard with meters. Coving. Double glazed bay window with shutters. Further double glazed window.

### Kitchen 21'71" x 8'88" (6.40m x 2.44m)

Bespoke teal-coloured base and drawer units with solid oak work surface and breakfast bar. Butler sink with multi functioning taps. White wall units. Samsung electric oven with Smeg five ring gas hob and overhead extractor fan. Tiled splash back. Plumbed in water softener. Underfloor heating. Space for American style fridge/freezer, washing machine and dishwasher. Retro style white radiator. Dual aspect double glazed windows with solid oak window sill. Bi-opening doors opening out to rear garden.

### Stairs

Up to:

### First Floor Landing

Modern Grey vertical radiator.

### Bedroom Four 12'71" x 8'59" (3.66m x 2.44m)

Radiator. Double glazed window with shutters.

### Bedroom Three 32'9"164'0" x 29'6"26'2" (10'50" x 9'08")

Radiator. Fireplace. Fitted cupboard. Double glazed window with shutters.

### Bedroom Two 13'35" x 12'84" (3.96m x 3.66m)

Floor boards. Fitted wardrobes with hanging rail and shelving. Modern vertical grey radiator. Double glazed bay windows with shutters. Feature exposed brick wall.

### Bathroom 10'86" x 5'36" (3.05m x 1.52m)

Freestanding roll top bath. Shower with wall mounted shower attachment and overhead shower. WC. Double basins set in vanity unit with maneuverable tap. Part tiled. Modern wall mounted grey heated towel rail. Spot lights. Double glazed window.

### Stairs

Up to:

### Second Floor Landing

Skylight.

### Bedroom One 18'10" x 9'50" (5.74m x 2.74m)

Traditional style grey radiator. Eaves storage. Wall mounted bedside lights. Spot lights. Velux windows. Double glazed door to Juliet balcony.

### Bedroom Five/Study 7'23" x 6'94" (2.13m x 1.83m)

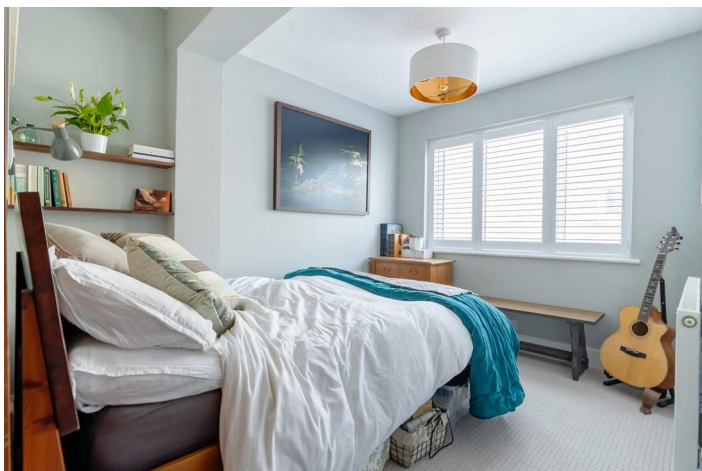
Traditional style white radiator. Fitted storage cupboards housing boiler under warranty. Double glazed window.

### Shower Room 8'52" x 4'16" (2.44m x 1.22m)

Walk in shower with glass screen. Bespoke copper pipe shower with overhead rainfall attachment. Basin set in vanity unit with copper taps. Emerald green tiles. Bespoke copper piped wall mounted heated radiator. WC. Shaver point. heated backlit mirror. Double glazed window.

### Rear Garden

Mature wisteria, lilac and honeysuckle plants. Mains power lighting. Hard wood decking. Cedar fencing. Outdoor sockets. Lean to with outside tap. Rear access.



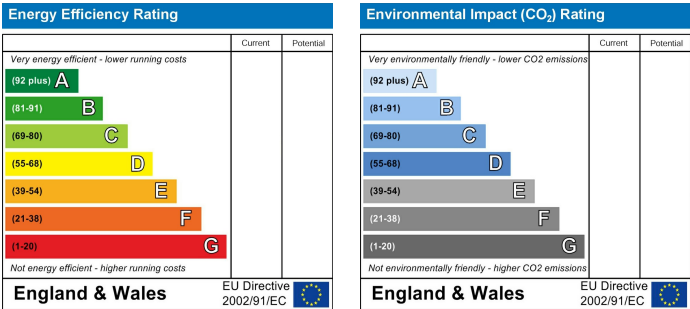
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
T: 01903 331247 E: info@robertluff.co.uk  
[www.robertluff.co.uk](http://www.robertluff.co.uk)







Total area: approx. 141.3 sq. metres (1520.4 sq. feet)



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.