



3



2



1



TBC





Key Features

- Three-bedroom mid-terrace Victorian house
- Lounge with park views and log burner
- Kitchen diner with sliding doors to garden
- Three double bedrooms
- Loft with potential for additional bedroom
- Popular Victoria Park location
- Second flexible reception room
- Original features throughout
- Large rear garden with patio, lawn, and decking
- EPC Rating TBC | Council Tax Band C

Property Description

Upon entering the property, you are greeted by a spacious and cosy front lounge featuring high ceilings, original coving, a ceiling rose, and a cast iron fireplace with log burner. The room also benefits from views overlooking Victoria Park.

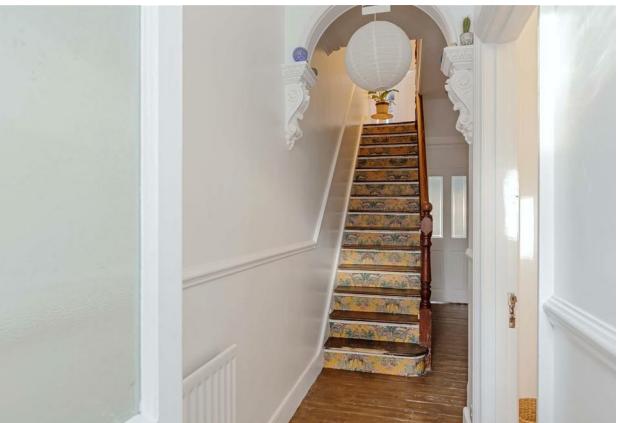
Behind the living room is a further spacious and flexible reception room with another original fireplace and views down the side of the property towards the garden. This room could be used as a dining room, home office, downstairs bedroom, or children's playroom.

To the rear of the property is a spacious kitchen diner/breakfast room. The kitchen is fitted with a range of wall and base units and includes a seven-ring gas hob, two built-in ovens, stainless steel extractor, and space for a large dining table. Sliding doors provide access to the rear garden, and there is a further working fireplace adding to the character of the property.

The first floor offers three bedrooms, a family bathroom, and a separate WC. The main bedroom to the front features stripped wooden flooring, high ceilings, built-in wardrobe space, and views overlooking the park. The middle bedroom is a spacious double with wood-effect laminate flooring, picture rails, and an original fireplace. To the rear is another double bedroom which is dual aspect. The family bathroom includes a roll-top bath, separate shower, and low-level sink, with a separate WC and frosted window.

The rear garden is particularly spacious for a town-centre location and is arranged with a patio area, lawn with planted borders, and a rear decking area suitable for seating and entertaining.

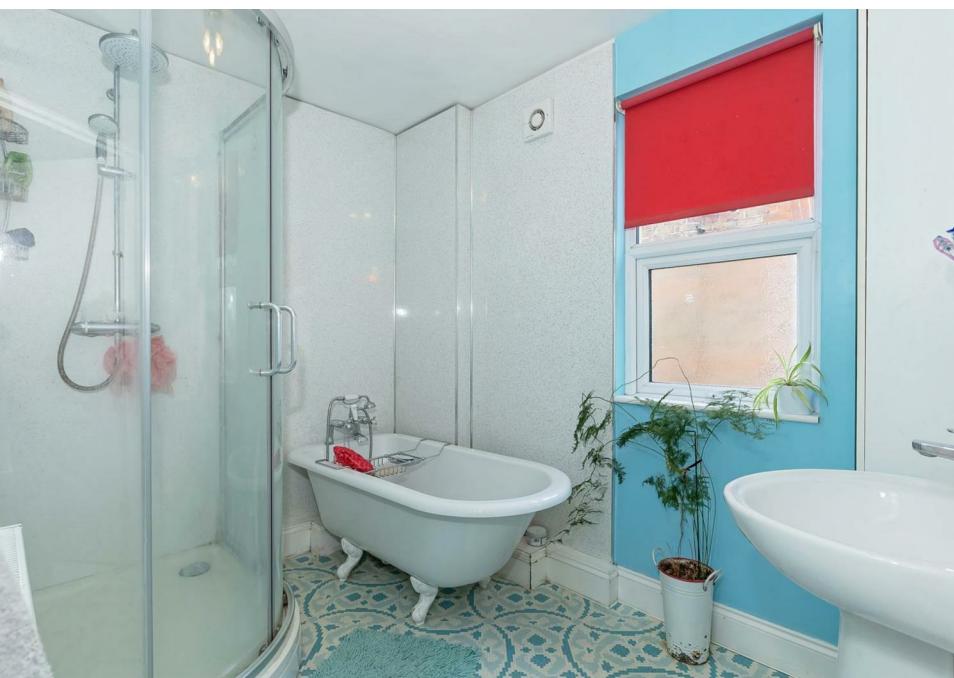
In addition, there is a spacious loft offering potential to create a fourth bedroom, subject to the usual consents.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff
& Co

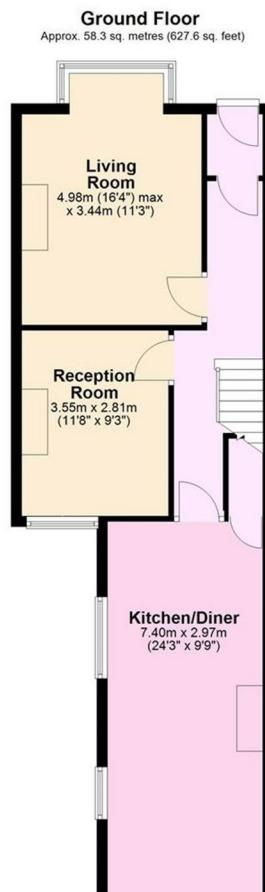


robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff
& Co

Floor Plan St. Matthews Road



Total area: approx. 116.5 sq. metres (1254.3 sq. feet)

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
01903 331247 | info@robertluff.co.uk



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	

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.

Robert
Luff & Co