



Manor Road, Worthing



Offers In Excess Of
£1,100,000
Freehold

- Detached Family Home
- Favored West Worthing Location
- Six Bedrooms
- Off Road Parking
- Two Reception Rooms
- EPC Rating - D
- Kitchen/Breakfast Room
- Council Tax Band - G
- Downstairs WC
- Freehold

Robert Luff & Co are delighted to offer to the market this six bedroom detached family home situated in West Worthing, just yards from the beach, close to town centre shops, restaurants, parks, bus routes and the mainline station. Spacious accommodation offers entrance hall, large kitchen/breakfast room, open plan lounge/dining room, two bedrooms and an ensuite. Upstairs has a further 4 good sized double bedrooms, a reception room and a family bathroom. Other benefits include a rear garden and off road parking for multiple cars.

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Accommodation

Front Door

Solid wood front door. Lead light double glazed windows. Opening into:

Entrance Hallway

Radiator. Storage cupboards.

Kitchen/Breakfast Room 27'94" x 13'68" (8.23m x 3.96m)

A range of base and wall units. Work surface incorporating basin. Two electric ovens. Four ring electric hob. Space for fridge/freezer. Under counter appliance space. Wall mounted alarm system. Spot lights. Double glazed window. Double glazed french doors to rear garden.

Utility Area

Lead light double glazed window.

Downstairs WC

WC. Wash hand basin. Radiator. Boiler system. Double glazed leadlight windows.

Lounge/Diner 32'91" x 11'50" (9.75m x 3.35m)

Radiators. Fireplace and surround. Wood wall paneling. Coving. Dual aspect double glazed leadlight windows.

Bedroom Two 12'10" x 12' (3.91m x 3.66m)

Radiator. Double glazed leadlight window. Door to:

Ensuite

Jacuzzi style bath. WC. Basin set in unit with shelf. Shower cubicle with wall mounted thermostat control. Wall mounted vertical heated towel rail. Spot lights. Double glazed leadlight window.

Bedroom Four 11'66" x 10'04" (3.35m x 3.15m)

Radiator. Storage with shelving. Double glazed leadlight windows. Double glazed French doors to rear garden.

Stairs

Up to:

First Floor Landing

Double glazed window.

Bedroom One 17'57" x 12'11" (5.18m x 3.94m)

Radiator. Storage cupboards with shelving and hanging rail. Dual aspect double glazed leadlight windows.

Bedroom Three 12'07" x 11'52" (3.84m x 3.35m)

Radiator. Picture rail. Double glazed leadlight windows.

Bedroom Five 10'70" x 10'46" (3.05m x 3.05m)

Radiator. Double glazed leadlight window.

Bedroom Six 10'17" x 9'66" (3.05m x 2.74m)

Radiator. Storage area with shelving. Double glazed leadlight window.

Reception Room 15'10" x 11'56" (4.83m x 3.35m)

Radiator. Storage with shelving. Lift access. Double glazed window. Skylight.

Bathroom 11'04" x 9'66" (3.45m x 2.74m)

Bath. WC. Basin set in vanity unit. Shower with wall mounted shower attachment and controls. Part tiled. Radiator. Spot lights. Dual aspect double glazed leadlight window.

Rear Garden

West facing. Patio area with space for outdoor seating. Lawn area. The existing garden is to be split and this house will have 8.75 metres in length from the back of the house.

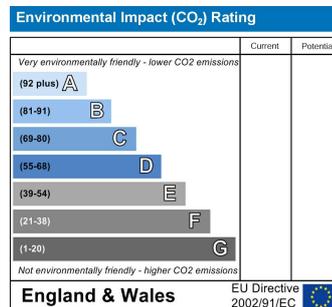
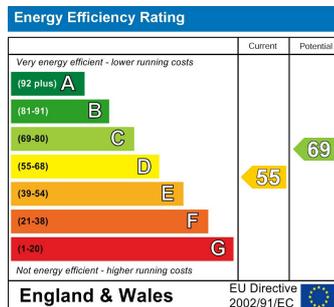
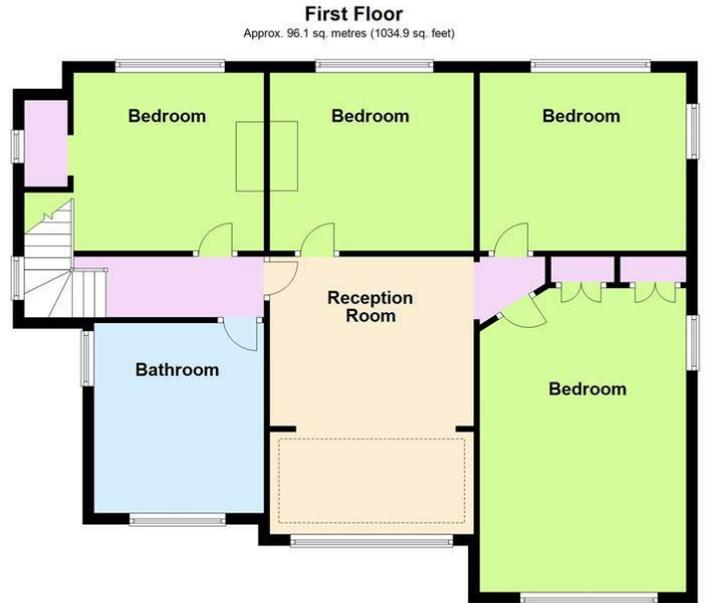
Front Garden

Card hard standing providing off road parking for multiple vehicles.



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Floorplan



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