



Ripley Road, Worthing



Guide Price
£400,000
Freehold

- Terraced Family Home
- Spacious Kitchen/ Dining Room
- Off-Road Parking
- Downstairs WC
- Three Bedrooms
- Rear Garden With Large Sun Room
- EPC Rating - D
- Council Tax Band - C

We are delighted to offer to market this spacious terraced family home located in this favored location close to local shops, schools (Elm Grove catchment area), bus routes and mainline station nearby. Accommodation offers entrance porch, hallway, lounge, spacious kitchen/ dining room, lean-to area, utility room, and a downstairs WC. Upstairs, there are three bedrooms and a shower room. Other benefits include an attractive rear garden with a range of trees and shrubs, a spacious sun room, and off-road parking for multiple vehicles to the front.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

Cupboard entrance porch part double glazed. Courtesy light. Frosted glazed door to:

Hallway

Frosted double glazed window. Radiator. Part wood paneled walls. Two under stairs storage cupboards with one housing gas and electric meters and electric consumer unit. Door to:

Lounge 13'6" x 10'10" (4.12 x 3.31)

Laid laminate wood flooring. Radiator. Double glazed window to front with Westerly aspect. Wooden fire surround with cast iron insert and decorative tiling. Picture rail.

Kitchen/ Dining room 21'1" x 9'9" (6.43 x 2.98)

Open plan extended kitchen/ dining room.

Kitchen Area - Wood fronted base and wall units. roll top working surfaces incorporating a stainless steel sink with mixer tap. Fitted electric oven. Integrated electric hob with extractor fan over. Integrated hot point slim line dishwasher. Integrated fridge/ freezer. Tiled splashback walls. Double glazed window. Two velux windows. Double glazed door to lean-to. Down lights.

Dining Room Area

Storage cupboards. Fitted gas fire and surround. Down lights. Radiator. Double glazed door to:

Lean-To Area

Cupboard area with UPVC roof. Through way to garden.

Utility Room

Storage cupboards. Double glazed windows and door to lean-to area and garden. Space and plumbing to washing machine. Door to:

WC

Low level flush WC. Corner wash hand basin with mixer tap and tiled splashback. Down lights. Extractor fan.

First Floor Landing

Turn stairs to first floor landing. Loft hatch. Door to:

Bedroom One 14'0" x 10'2" (4.29 x 3.10)

Radiator. Double glazed bay window with Westerly aspect. Attractive strip wood doors. Laid wood flooring. Picture rail.

Bedroom Two 11'4" x 9'8" (3.46 x 2.95)

Recess storage cupboards with hanging and storage over. Firing cupboard housing pre-lagged cylinder and slatted shelves. Attractive period cast iron fire surround. Radiator. Double glazed window with view of rear garden.

Bedroom Three 7'4" x 6'6" (2.26 x 1.99)

Currently arranged as an office with desk and draws. Part wood panel walls. Double glazed window with view of front garden. Laminate wood flooring. Strip wood door.

Shower Room

Large fitted shower cubicle with fitted shower and sliding door. Pedestal basin. Low level flush WC. Frosted double glazed window. Tiled walls. Down lights. Heated towel rail. Strip wood door.

Garden

Steps and path. Attractive trellis with climbers. Range of trees and shrubs. Flower beds. Timber built storage shed and a further timber built, pitched roof, storage to rear. Rear area with gate to shared residents access.

Sun Room 15'1" x 7'2" (4.61 x 2.19)

UPVC built studio sun room with pitched roof. Double glazed windows. Double glazed sliding door. Power and light.

Front Garden

Laid for car hard standing.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.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.