

Self-Contained
Annex



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TBC





Key Features

- Charming detached family home in sought-after residential location
- Beautifully presented with character features throughout
- Three well-proportioned double bedrooms
- Bay-fronted living room and separate dining area
- Extended kitchen/dining room ideal for entertaining
- Rear reception room with wood burner overlooking garden
- Self-contained one-bedroom annex with large bathroom area
- Ample off-road parking and garage
- Stunning secluded landscaped rear garden
- Council Tax Band E | EPC Rating TBC

**** Guide Price £700,000 - £750,000 ****

We are delighted to offer this charming and characterful detached family home, beautifully presented throughout and situated in one of Worthing's most sought-after residential locations. Offering spacious and versatile accommodation, this exceptional property features three double bedrooms, multiple reception areas, a stunning landscaped rear garden, ample off-road parking, garage, and the added benefit of a self-contained one-bedroom annex. Ideally positioned close to Worthing High School, Thomas A Becket schools, local parks, amenities, major bus routes and the mainline railway station, this is a superb home perfectly suited to modern family living.

Upon entering the property, you are welcomed by a good-sized porch and an inviting entrance hall with attractive stained-glass windows, immediately showcasing the charm and character found throughout the home.

To the front of the property is a bright and spacious bay-fronted living room, providing an elegant and comfortable reception space. A separate dining area leads seamlessly into the extended kitchen/dining room, creating an excellent open and sociable layout ideal for family life and entertaining.

To the rear, the extension offers a wonderful additional reception room overlooking the beautifully landscaped rear garden, complete with a cosy wood burner fireplace, making it the perfect place to relax throughout the seasons. The ground floor also benefits from a convenient separate WC and shower.

A particular feature of the property is the self-contained one-bedroom annex with a good size shower room, offering superb flexibility for dependent relatives, guest accommodation, home office use or potential Airbnb income, subject to any necessary consents.

To the first floor are three well-proportioned double bedrooms together with a family bathroom.

Externally, the property continues to impress with ample off-road parking to the front, a garage, and a stunning secluded rear garden that has been thoughtfully landscaped to create a peaceful and private outdoor retreat.

Overall, this is a rare opportunity to acquire a substantial and versatile family home in a prime Worthing location.



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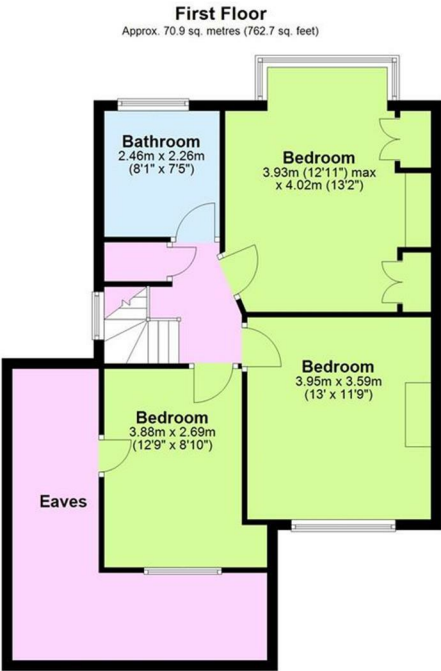
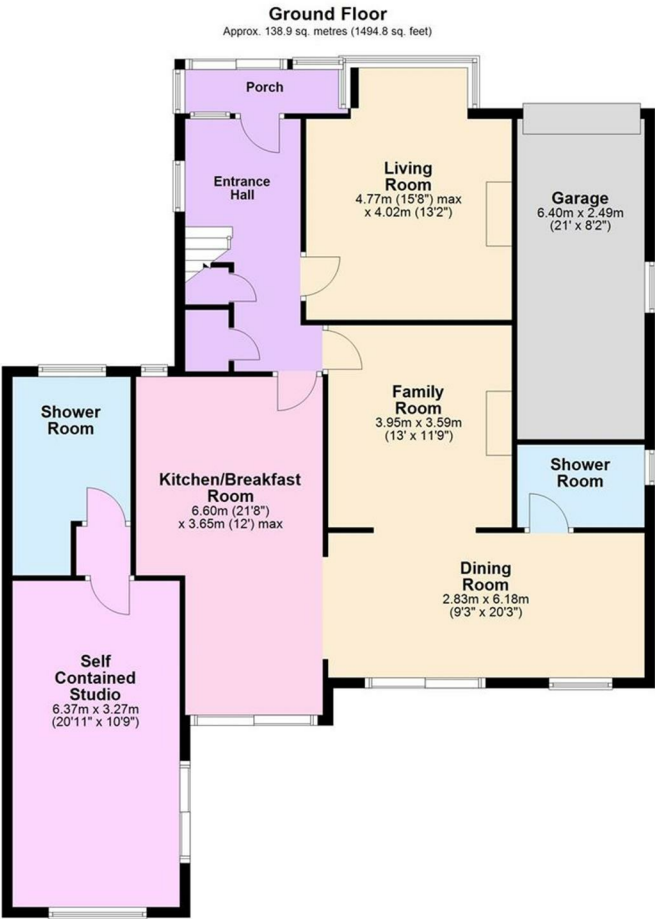


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Floor Plan St Lawrence Avenue



Total area: approx. 209.7 sq. metres (2257.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(15-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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