Robert Luff & Co

Bodmin Road, Worthing

Freehold - Guide Price £450,000

4

1

2

D

GUIDE PRICE - £450,000-£475,000
We are delighted to present this beautifully presented and extensively improved four-bedroom detached family home, offering spacious contemporary accommodation, a landscaped south-facing garden and ample off-road parking, ideally situated on the southern edge of the highly sought-after High Salvington area.

Key Features

- Beautifully Presented Four Bedroom Detached Family Home
- Extensively Improved Throughout to a High Standard
- Spacious Open Plan Lounge/Dining Room with Bi-Fold Doors
- Contemporary Kitchen with Integrated Neff Appliances & Quooker Tap
- Ground Floor Wet Room & Separate Cloakroom
- Landscaped South Facing Rear Garden
- Converted Garage with Useful Secure Storage, Smart Meters and EV Charging Point
- Driveway Providing Off-Road Parking for Two Vehicles
- Sought-After Location Close to High Salvington, Schools & the South Downs
- Council Tax Band E | EPC Rating D

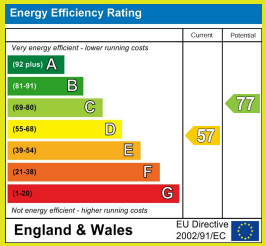
Beautifully presented throughout, this impressive home has been thoughtfully enhanced by the current owners to create bright, modern accommodation designed for family life. The welcoming entrance hall leads to a superb dual-aspect lounge/dining room, where an attractive fireplace and bi-fold doors opening onto the garden create a wonderful space for relaxing and entertaining.

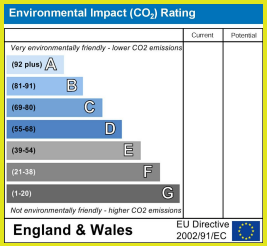
The contemporary re-fitted kitchen is finished to an excellent standard, featuring quality integrated Neff appliances, a Quooker instant hot water tap and direct access to the garden. The ground floor also benefits from a cloakroom, a stylish wet room and a cleverly converted garage providing additional internal accommodation whilst retaining a secure storage area, with smart meters and an EV charging point also installed.

Upstairs, four well-proportioned bedrooms are complemented by a modern family shower room. Outside, the landscaped south-facing rear garden enjoys a raised decked seating area, artificial lawn and attractive planted borders, while the front of the property provides ample off-road parking for two vehicles. Conveniently positioned close to excellent schools, local amenities, transport links and the South Downs National Park, this is an exceptional family home in a highly desirable location.

Floor Plan Bodmin Road

Total area: approx. 131.2 sq. metres (1412.4 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.

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

Robert Luff & Co