Robert Luff & Co

Newland Road, Worthing

Freehold - Offers In Excess Of £325,000

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Description

We are delighted to offer this charming two-bedroom period cottage, beautifully positioned backing directly onto Homefield Park. Recently refurbished throughout, the property benefits from a brand-new kitchen and bathroom, new carpets throughout and a newly installed boiler. Further features include two reception rooms, two double bedrooms and a south-facing, low-maintenance rear garden, all within walking distance of Worthing town centre.

Key Features

- Two-Bedroom Period Cottage
- Recently Refurbished Throughout
- Backing Directly Onto Homefield Park
- South Facing Rear Garden
- Two Separate Reception Rooms
- Brand New Fitted Kitchen
- Two Good-Sized Double Bedrooms
- Brand-New Modern Shower Room
- New Carpets & Newly Installed Boiler
- Council Tax Band B | EPC Rating C | Chain Free

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The accommodation begins with a welcoming lounge featuring a double glazed window to the front, while the separate dining room provides an attractive cast iron fireplace surround and leads through to the brand new kitchen. Finished with stylish taupe units and wood effect work surfaces, the kitchen includes an electric oven and hob and also houses a brand new Ideal Standard boiler, with a door providing access to the rear garden.

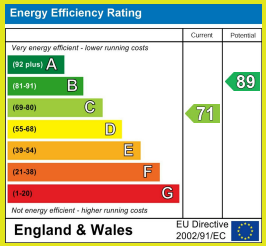
Upstairs are two good sized double bedrooms, with the second enjoying a particularly pleasant outlook across Homefield Park. The brand new shower room has been finished to a high standard and features a large glass shower enclosure with rainfall shower head and separate handheld attachment, together with a pedestal wash basin, low flush WC and heated towel rail.

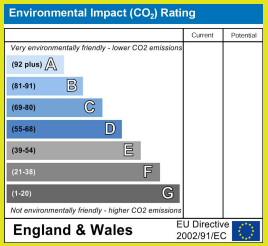
Outside, the south facing rear garden has been designed for ease of maintenance and enjoys an enviable setting adjoining Homefield Park, with direct access towards the park and its tennis courts and recreational facilities.

Further benefits include double glazing, gas central heating and brand new carpets fitted throughout, complementing the newly installed kitchen and shower room. Local shops and Morrisons supermarket are within easy reach, while Worthing town centre, with its excellent selection of shops, cafés and restaurants, is just a short walk away. Worthing railway station is also conveniently accessible for commuters.

Floor Plan Newland Road

Total area: approx. 66.4 sq. metres (714.9 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.

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