



Offers In Excess Of  
£240,000  
Freehold

## Field Row, Worthing

- Beautifully Presented Cottage
- Just Off the Seafront
- Open Plan Modern Kitchen / Living Area
- Contemporary Bathroom
- Worthing Town Centre Location
- Large Double Bedroom
- EPC Rating - D

We are delighted to offer to market this beautifully presented refurbished cottage built circa 1875, ideally situated in the heart of Worthing town centre, close to the seafront, local shops, schools, parks, restaurants, bus routes, and the mainline station. Accommodation offers an entrance hall, an open-plan modern kitchen / lounge / dining area, a large double bedroom, and a modern bathroom.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Newly fitted front door leading to:

### Lounge / Kitchen 18'11" x 12'10" (5.79 x 3.93)

Laid wood flooring, two sash cord windows, telephone point, space for breakfast table and chairs, understairs storage cupboard.

### Kitchen Area

A range of white fronted wall and base units, oven, electric hob with extractor fan, stainless steel sink unit with mixer tap and drainer, integrated fridge freezer, tiled splash back, TV point, downlighters.

Turning staircase leading up to:

### Landing

With double glazed window and downlighters.

### Bedroom 18'1" x 12'11" (5.52 x 3.94)

Two sash windows to front, downlighters, Jack and Jill doors to bathroom.

### Bathroom 8'11" x 5'7" (2.72 x 1.71)

Tile enclosed bath with mixer tap and mixer shower attachment, low level flush W.C, wash hand basin with mixer tap set into vanity unit, tiled walls and floor, sash window, downlighters, underfloor heating, shaver point.

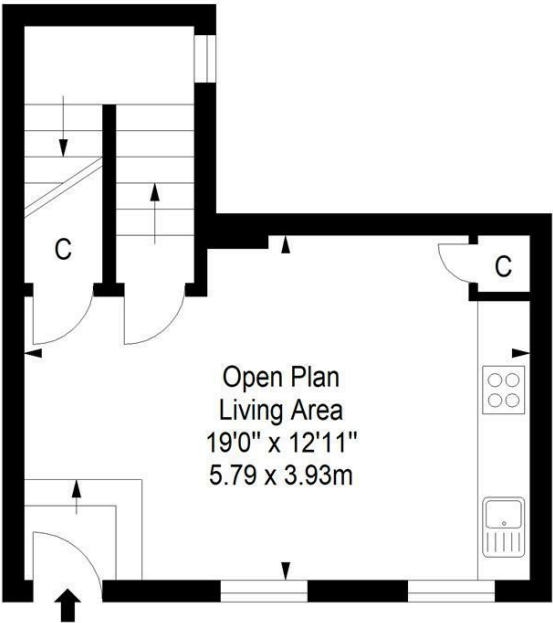


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

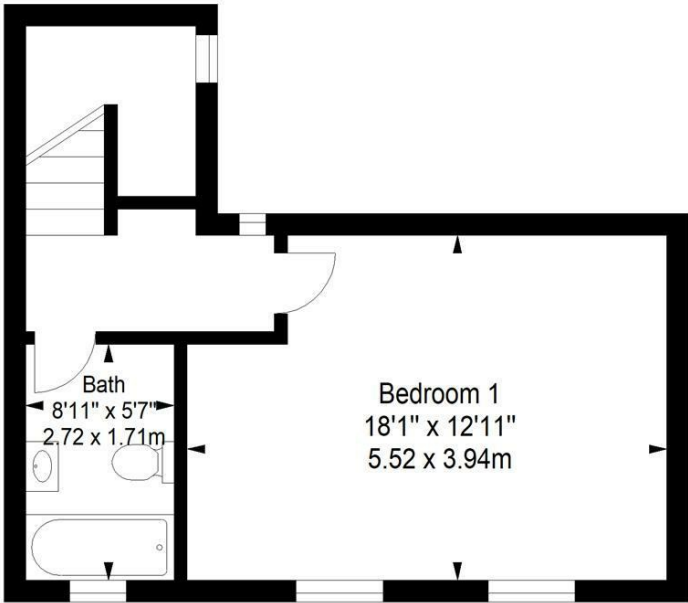
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Ground Floor



First Floor



Approximate gross internal floor area 61.3 sq m/ 659.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             |                         |
| 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 <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
|                                                                 |                         |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.