



Guildford Road, Worthing



Offers In Excess Of
£425,000
Freehold

- Mid-Terraced Family Home
- Two Reception Rooms & Conservatory
- Modern Kitchen
- Three Double Bedrooms
- Private Driveway
- Landscaped South Facing Garden
- EPC Rating - D (66)
- Freehold
- Council Tax Band - C

Robert Luff & Co are delighted to offer to market this well presented mid-terraced family home ideally situated in this favoured West Worthing location, close to local shopping facilities, schools, parks, bus routes and mainline station. Accommodation offers entrance hall, living room, dining room, modern kitchen and conservatory, three double bedroom and a family bathroom. Other benefits include a beautiful South facing garden and off road parking.

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Accommodation

Entrance Hallway

Double-glazed front door leading to hall. Radiator. Under stairs storage cupboard. Telephone point.

Living Room 15'1" x 10'9" into recess (4.60 x 3.28 into recess (4.59 x 3.27))

Double glazed window to front. Radiator. TV point. Throughway to:

Dining Room 12'10" x 8'1" (3.91 x 2.46)

Two radiators. Throughway leading to:

Kitchen 8'11" x 7'8" (2.72 x 2.34)

A range of matching of wall and base units. Worktop incorporating stainless steel sink with mixer taps and drainer. Integrated eye level double oven with grill. Integrated induction hob. Cooker hood. Integrated fridge/freezer and dishwasher. Tiled splash backs. Opening with view to the conservatory.

Open Plan Extended Conservatory

Double glazed window overlooking the garden. Double-glazed double opening doors to garden. A range of matching wall and base units. Space and plumbing for washing machine.

First Floor Landing

Stairs leading to first floor landing. Loft hatch.

Bedroom One 15'0" x 10'9" (4.57 x 3.28)

Double glazed window to front. Radiator. Built in wardrobes, providing hanging space and shelves. TV point.

Bedroom Two 12'11" x 8'9" (3.94 x 2.67 (3.93 x 2.66))

Double glazed window to rear. Radiator. TV point. Built in wardrobes, providing hanging space and shelves.

Bedroom Three 9'3" x 7'9" (2.82 x 2.36)

Double glazed window to rear overlooking garden. Radiator. TV point. Built in wardrobes, providing hanging space and shelves.

Bathroom

Panel enclosed bath with chrome mixer tap and chrome hand held shower which retracts into the bath. Corner shower cubicle. Dual flush low level WC. Wash hand basin. Frosted double-glazed window to front. Towel radiator. Extractor fan. Tiled floor. Tiled splash backs.

Outside

South Facing Garden

Patio area for dining leading to laid to lawn, hard standing for shed and a decorative raised flower bed, water tap, pathway extending into storage shed with door opening up to ally way which provides access to side which is owned by the seller.

Driveway

Off road parking for two to three vehicles, outside tap.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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Total area: approx. 96.7 sq. metres (1040.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.