



Price
£325,000
Freehold

Brookdean Road, Worthing

- Semi-Detached Bungalow • Off Road Parking
- Two Bedrooms
- Shower Room
- Conservatory
- Double Glazing
- West Facing Garden
- EPC Rating - D
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this semi-detached bungalow situated in a sought after Worthing location close to local shops, amenities, parks, bus routes, the seafront and mainline station. Accommodation offers entrance hall, kitchen, lounge/diner, conservatory, two bedrooms and a shower room. Other benefits include a West facing rear garden and off road parking for multiple vehicles.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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Providing off road parking for multiple vehicles.

Accommodation

Front Door

Opening into:

Porch

Door leading into:

Entrance Hallway

Radiator. Storage cupboards.

Kitchen 10'11" x 8'0" (3.34 x 2.45)

A range of base and wall units including drawers. Basin. space for fridge/freezer. Space and plumbing for washing machine. Space for oven. Tiled splash back. Storage cupboard with shelving. Double glazed window. Double glazed door to garden.

Lounge/Diner 20'11" x 10'11" (6.39 x 3.34)

Radiator. Double glazed window. Double glazed doors to conservatory

Conservatory

Part brick built. Windows looking out onto the rear garden. Double glazed door to rear garden.

Bedroom One 11'10" x 11'4" (3.62 x 3.47)

Radiator. Double glazed bay window.

Bedroom Two 11'11" x 9'10" (3.65 x 3.02)

Radiator. Built in storage with shelving. Double glazed window.

Bathroom 5'10" x 5'10" (1.79 x 1.79)

Shower cubicle with wall mounted Mira shower. Pedestal wash hand basin. WC. Radiator. Double glazed window.

Rear Garden

West facing. Lawn area. Patio area. Storage housing boiler. Side access.

Driveway

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

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Energy Efficiency Rating		
	Current	Potential
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 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		

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