



## Brookdean Road, Worthing

Price  
£325,000  
Freehold

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



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



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# Floorplan

Floor Plan



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 <sub>2</sub> ) Rating		
	Current	Potential
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	

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