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Description

We are delighted to offer to the market this charming character filled Victorian bay fronted family home ideally situated in this favoured central location with town centre shops, restaurant, bus routes, parks, Worthing hospital, the beach and mainline station all nearby.

Accommodation offers entrance hall, bay fronted living room with feature fireplace, separate formal dining room and refitted kitchen/family breakfast room with bi-folding doors out onto a west facing courtyard. Upstairs are three good size double bedrooms and a modern family bathroom with bath and shower. Other benefits include a wrap around westerly rear garden and off road parking for two cars.

Key Features

- Victorian Family Home
- Refitted Kitchen/Family Room
- Modern Family Bathroom
- Off Road Parking
- Three Double Bedrooms
- Separate Dining Room
- West Facing Rear Garden
- Council Tax Band C





Double glazed frosted door opening into:

Entrance Hall

Oak effect flooring throughout, radiator, stairs leading to first floor landing, wall mounted thermostat, original coving and attractive part glazed doors leading to all reception rooms.

Ground Floor WC

Low level flush WC, wall mounted wash hand basin and further under stairs storage cupboard also housing gas meter.

Living Room

4.31 (max) x 3.44 (14'1" (max) x 11'3")

Double glazed bay window to front aspect, two radiators, feature fireplace with granite hearth and wooden surround, tv point, telephone point, original coving and textured ceiling.

Formal Dining Room

3.44 x 2.92 (11'3" x 9'6")

Double glazed window to rear overlooking the garden, radiator, attractive built in recess storage cupboards and shelving, space for formal dining room table and chairs, coved and textured ceiling.

Refitted Kitchen/Breakfast Room

6.35 (max) x 2.91 (20'9" (max) x 9'6")

Two double glazed windows to side aspect, double glazed door leading to outside courtyard, single stainless steel sink unit inset to an attractive roll top work surface with a matching range of wall and base units, built in eye level double oven with four ring Smeg induction hob and extractor above, integrated fridge/freezer, integrated Smeg dishwasher, built in utility style cupboard housing a new Worcester boiler with space and plumbing for washing machine, attractive splashback, extended breakfast bar with space for three stools, seating area with radiator and wall mounted tv point, skimmed ceiling with spotlights and double glazed bi-folding doors overlooking and opening out on the garden.

First Floor Landing

Attractively split level with two loft hatches, coved and textured ceiling.

Bedroom One

4.92 x 4.44 (16'1" x 14'6")

Double glazed bay window to front, radiator, range of built in wardrobes providing ample hanging space and shelving, coved and textured ceiling.

Bedroom Two

3.33 x 2.92 (10'11" x 9'6")

Double glazed window to rear, radiator, high gloss recess built in wardrobes providing hanging space and shelving, coved and textured ceiling.

Bedroom Three

2.89 x 2.37 (9'5" x 7'9")

Double glazed window to rear aspect overlooking the garden, radiator, space for wardrobes, space for bed, study desk area, coved and textured ceiling.

Modern Bathroom

Double glazed frosted window to side aspect, panel enclosed bath with central chrome mixer tap, walk in corner shower enclosure with mirror, fitted electric shower, low level flush WC, wash hand basin inset to a vanity unit with storage cupboard below, fully tiled walls, extractor fan, coved and textured ceiling with spotlights.

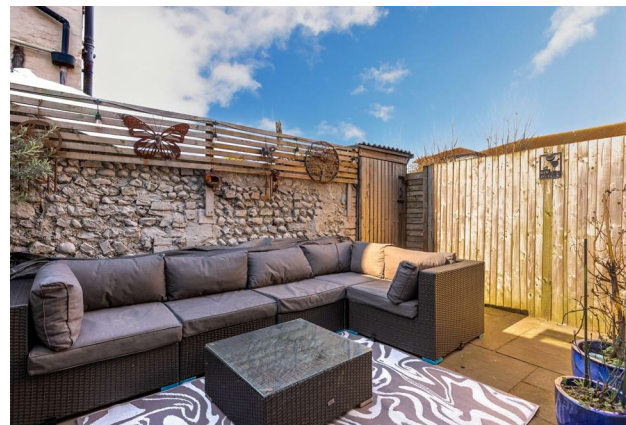
Rear Garden

West facing enjoying the sun until it sets being laid to an attractive patio, this wraparound garden provides the ideal space to entertain coming off the bi-fold doors from the kitchen with attractive flower and shrub borders and built in wooden storage shed.

Driveway

Being block paved providing off road parking for two cars.





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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Floor Plan Park Road



Total area: approx. 108.1 sq. metres (1163.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-54)	D		
(9-38)	E		
(1-14)	F		
(1-14)	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.

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