



Offers Over  
£425,000  
Freehold

## Brittany Road, Worthing

- Mid-terrace Family Home
- Central Worthing Location
- Five Bedrooms
- Studio in Rear Garden
- Kitchen/Dining Room
- EPC Rating - D
- Two Bathrooms
- Council Tax Band - D
- Off Road Parking
- Freehold

Robert Luff & Co are delighted to offer to the market this well presented five bedroom terraced family home situated in this central Worthing location close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers porch, entrance hall, lounge and kitchen/dining room. Spread across two floors are five bedrooms, a bathroom and shower room. Other benefits include off road parking and a rear garden with an attractive patio area, perfect for entertaining!

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**Robert  
Luff & Co**  
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## Accommodation

### Front Door

Opening into:

### Entrance Porch

Hanging space. Built in shoe cupboard. Double glazed window to front. Door into:

### Entrance Hall

Radiator. Under stair storage cupboard housing meters. Door into:

### Lounge 12'6" x 16'6" into bay (3.81m x 5.03m into bay)

Radiator. TV point. Feature fireplace with tiled inset and marble hearth. Skimmed ceiling. Double glazed bay window to front.

### Kitchen/Dining Room 17'5 x 11'3 (5.31m x 3.43m)

Matching range of high gloss base and wall units. Single sink with mixer tap and drainer. Four ring hob with stainless steel extractor fan over. Integrated dishwasher. Space for fridge/freezer. Extended breakfast bar with under counter storage and space for stools. LED mood lighting. Part tiled walls. Radiator. Space for formal dining table and chairs. Wall mounted TV point. Skimmed ceiling. Double glazed window to rear.

### Stairs

Up to:

### First Floor Landing

Stairs leading up to second floor.

### Bedroom One 10'6" x 10'2x into wardrobes (3.20m x 3.10mx into wardrobes)

Radiator. TV point. Range of built in wardrobes with hanging space and shelving. Picture rail. Double glazed window to rear.

### Bedroom Two 12'7" x 10'7" (3.84m x 3.23m )

Radiator. Wall mounted TV point. Space for wardrobes. Picture rail. Skimmed ceilings. Double glazed window to front.

### Bedroom Three 7'7" x 6'6" (2.31m x 1.98m )

Radiator. Laminate flooring. Picture rail. Skimmed ceiling. Double glazed window to front.

### Refitted Shower Room

Walk in shower. Wash hand basin with mixer tap inset into a vanity unit. Chrome heated towel rail. Fully tiled floor to ceiling. Spotlights. Skimmed ceiling. Frosted double glazed window to rear.

### Bedroom Four 14'1" x 8'7" (4.29m x 2.62m)

TV point. Telephone point. Radiator. Built in eaves storage. Exposed brick effect wall. Spotlights. Two velux windows to front.

### Bedroom Five 11'2" x 8'4" (3.40m x 2.54m)

Radiator. Space for wardrobes. Spotlights. Skimmed ceiling. Double glazed window to rear.

### Refitted Bathroom

Panel enclosed bath with shower over and screen. Low level flush WC. Wash hand basin set in vanity unit with chrome mixer taps. Heated towel rail. Spotlights. Frosted double glazed window to rear.

### Rear Garden

Attractive patio area with space for BBQ and entertaining. Built in storage

### Studio

Power and light.

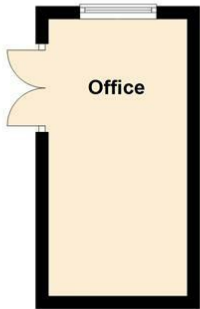
### Driveway

Off road parking for multiple vehicles.





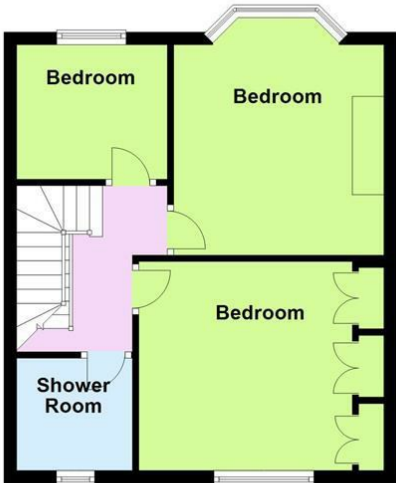
**Ground Floor**  
Approx. 9.7 sq. metres (104.1 sq. feet)



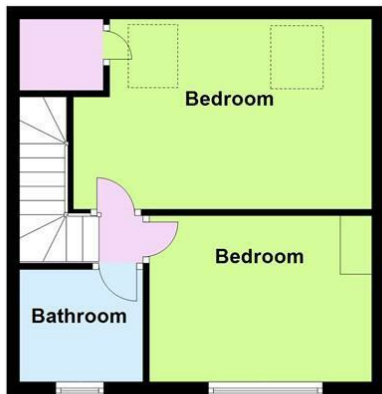
**Ground Floor**  
Approx. 39.6 sq. metres (426.0 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (425.3 sq. feet)



**Second Floor**  
Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 120.9 sq. metres (1300.9 sq. feet)

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		

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.