



St Dunstons Road, Worthing

Offers In Excess Of
£400,000
Freehold

- Terraced Family Home
- Close to Mainline Station
- Three Bedrooms
- EPC Rating - D
- Through Lounge Dining Room
- Council Tax Band - C
- Extended Kitchen/Breakfast Room
- CHAIN FREE

Robert Luff & Co are delighted to offer to the market this terraced family home situated in this central West Worthing location close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers extended kitchen/breakfast room and through lounge dining room. Spread across two floors are three good sized bedrooms and a family bathroom. Other benefits include a good sized rear garden with lawn and patio areas.

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Accommodation

Front Door

Composite front door with stained glass frosted inserts. Opening into:

Entrance Hall

Attractive stripped wood flooring. Dado rail. Under stair storage cupboard. Radiator.

Through Lounge Dining Room

Lounge 14'8" into bay x 10'8" max into recess (4.49 into bay x 3.26 max into recess)

TV point. Radiator. Coving. Double glazed bay window to front with fitted shutters. Through way to:

Dining Room 11'9" x 7'10" (3.60 x 2.40)

Stripped wood flooring. Coving. Double opening glazed french doors to:

Extended Kitchen/Breakfast Room 14'0" x 12'8" (4.28 x 3.88)

A range of high gloss fitted base and wall units with roll top work surface incorporating one and a half bowl sink with mixer tap. Electric oven. Five ring gas hob with extractor fan over. Tiled splash back walls. Space and plumbing for slimline dishwasher and washing machine. Space for fridge/freezer. Cupboard enclosed Worcester boiler. Tiled floor. Two velux windows. Down lights. Double opening double glazed french doors to rear garden.

Stairs

Up to:

First Floor Landing

Bedroom Two 12'10" x 12'5" (3.93 x 3.80)

Radiator. Coving. Fitted recess storage cupboards. Cast iron fire surround. Double glazed window with shutters.

Bedroom Three 8'3" x 6'8" (2.53 x 2.04)

Radiator. Coving. Double glazed window to rear.

Bathroom

Wood panel enclosed bath with mixer tap and shower attachment. Low flush WC. Pedestal wash hand basin. Tiled splash back. Coving. Extractor fan.

Stairs

Up to:

Second Floor Landing

Bedroom One 17'5" into dormer x 14'0" (5.31m into dormer x 4.27m)

Cupboard accessing eaves. Cast iron fire surround. Radiator. Southerly aspect double glazed window with fitted shutters and dormer window seat.

Rear Garden

Patio area. Raised lawn area. Further patio area. Mature shrubs and tree. Gate for rear access. Water butt.





Total area: approx. 107.0 sq. metres (1152.3 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 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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