



Offers In Excess Of
£400,000
Freehold

St Dunstans Road, Worthing

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

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



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.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Floorplan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(Very environmentally friendly - lower CO ₂ emissions)		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		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.