



Offers In Excess Of
£390,000
Freehold

Downlands Avenue, Worthing

- Mid-Terrace Family Home
- South Westerly Aspect
- Rear Garden
- Four Bedrooms
- Summer House
- Ensuite to Bedroom One
- EPC Rating -
- Two Reception Rooms
- Council Tax Band -
- Off Road Parking
- Freehold

Robert Luff & Co are delighted to offer to the market this well presented four bedroom mid-terrace house situated in the heart of Broadwater with local amenities, supermarkets, parks, schools, bus routes and mainline station all nearby. Accommodation offers entrance hall, kitchen, dining room and lounge. Upstairs has four bedrooms, a family bathroom and an ensuite spread across two floors. Other benefits include off road parking for two cars.

**Robert
Luff & Co**
Sales | Lettings | Commercial

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



Accommodation

Front Door

Opening into:

Entrance Hall

Radiator. Exposed wooden flooring.

Kitchen 14'3" x 5'11" (4.35 x 1.82)

Fitted kitchen with a range of base and wall units. Integrated oven. Integrated gas hob with extractor fan over. Tiled splashback. Under stair cupboard.

Further Kitchen Area 14'3" x 8'2" (4.36 x 2.49)

Radiator. One and a half bowl sink with drainer. Space and plumbing for dishwasher and washing machine. Wall mounted combi boiler. Double glazed window to rear. Velux window. Double glazed doors out to rear garden.

Dining Room 11'10" x 8'9" (3.62 x 2.67)

Opening to kitchen and reception area.

Lounge 14'2" into bay x 10'2" (4.33 into bay x 3.10)

TV point. Telephone point. Fireplace. Radiator. Double glazed bay window to front.

First Floor Landing

Bedroom Four 6'8" x 5'11" (2.05 x 1.82)

Radiator. Double glazed window to front.

Bedroom Three

TV point. Radiator. Fitted wardrobes. Double glazed window to rear.

Bedroom Two

Radiator. Fitted wardrobes. Double glazed window to front.

Bathroom

Panel enclosed corner bath. Dual button WC. Single pedestal wash hand basin. Tiled walls. Tiled flooring. Towel rail. Double glazed frosted window to rear.

Second Floor Landing

Bedroom One 18'3" x 12'0" (5.57 x 3.66)

Radiator. Eaves storage. Double glazed window to rear. Double glazed velux window to front with views of The Downs.

Ensuite Shower Room

Shower cubicle. Single pedestal wash hand basin. Low level flush WC. Part tiled walls. Tiled floor. Radiator. Double glazed window to rear.

Rear Garden

South Westerly facing. Fence enclosed. Laid to lawn. Patio area to front and middle. Storage shed. Summer house. Outside power.

Driveway

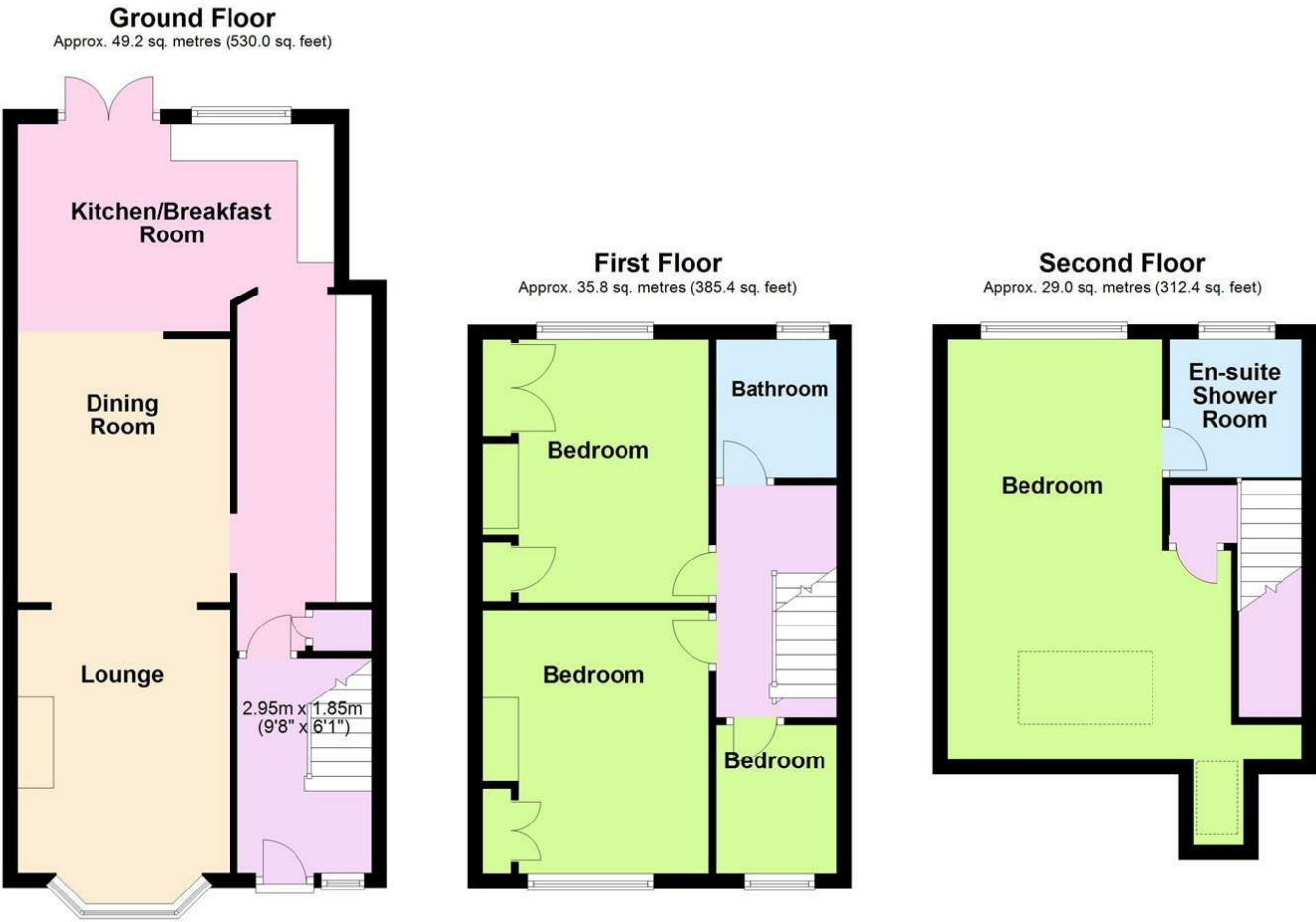
Off road parking for two cars.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

www.robertluff.co.uk





Total area: approx. 114.1 sq. metres (1227.8 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	

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.