



Reigate Road, Worthing



Asking Price
£465,000
Freehold

- Semi-detached Family Home
- West Worthing Location
- Three Bedrooms
- Sun Room
- Modern Fitted Bathroom
- Off Road Parking For Two Cars
- Garden Room For Entertaining
- EPC Rating - TBC
- Council Tax Band - D
- Freehold

Robert Luff & Co are delighted to offer to the market this beautifully presented three bedroom semi-detached house situated in this ideal West Worthing location close to local shopping facilities, parks, schools, bus routes and mainline station nearby. Accommodation offers entrance hall, lounge, dining room, sun room and kitchen. Upstairs has three bedrooms and a bathroom. Other benefits include car hard standing for two cars and rear garden with garden room; ideal for entertaining or use as a home office.

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Accommodation

Entrance Porch

Double glass doors to:

Front Door

Entrance Hall

Under stair storage cupboard.

Lounge 13'1" x 12'3" (4.0 x 3.75)

Double glazed window to front. Wood burning stove. Radiator. Coving.

Dining Room 12'9" x 10'11" (3.90 x 3.34)

Open fireplace with wooden mantle. Laid wood effect flooring. Radiator. glass door to sun room. Window to rear.

Sun Room 9'2" x 16'9" (2.80 x 5.13)

Laid wood effect flooring. Large double glazed window to rear with view of garden. Double glazed glass door to garden.

Kitchen 6'6" x 7'3" (2.0 x 2.22)

Fitted cream wall and base units. Wood effect work surface incorporating stainless steel sink unit. Integrated oven. Four ring gas hob with extractor over. Wall mounted boiler. Space and plumbing for washing machine and dishwasher. Windows to rear. Part tiled walls.

Utility Room

First Floor Landing

Loft hatch. wooden flooring. Double glazed window.

Bedroom One 13'1" x 10'9" (4.0 x 3.29)

Double glazed window to front. Exposed painted brick wall. Built in wardrobe. Picture rail. Radiator.

Bedroom Two 12'9" x 9'10" (3.90 x 3.0)

Double glazed window to rear with garden views. Radiator. Built in cupboard.

Bedroom Three 7'2" x 7'5" (2.20 x 2.27)

Double glazed window to front. Radiator. Picture rail.

Bathroom

Modern fitted suite. Bath with wall mounted shower and glass screen. WC. Pedestal wash hand basin. Radiator. Wall mounted cupboard.

Loft Space

Access via loft hatch and ladder. Fully boarded. Two velux windows.

Front Garden

Off road parking for two cars.

Rear Garden

Lawn area. Patio area. Shrubs and small trees. Wood store. Shed with storage space. Path leading to:

Garden Room/Den/Office

Delightful wood build room ideal for entertaining or work from home office space. Patio area with wooden seating.

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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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