



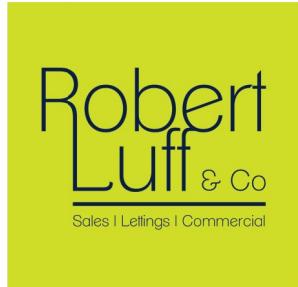
Offers In Excess Of
£340,000
Freehold

Newport Mews, Worthing

- Mid Terrace Family Home
- Two Bedrooms
- Amazing Sea Views
- Gated Residence
- Open Plan Kitchen/Dining Area
- Front and Rear Gardens.
- EPC Rating - D (55)
- Freehold
- Council Tax Band - C

Robert Luff & Co are delighted to offer to the market this gated mid-terrace family home situated in the heart of East Worthing close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen/dining area, two bedrooms and family bathroom. Other benefits include front and rear gardens.

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Accommodation

Entrance Hall

Composite multi-lock front door leading to hall. Frosted double-glazed window. Electric consumer board. Space for coats. Internal glazed door leading to:

Lounge 15'5" x 11'5" into recess (4.71 x 3.48 into recess)

Westerly aspect double-glazed window with sea views. Herringbone oak effect floor. Two wall light points. Radiator. Under stairs storage cupboard. Dimmer switch. Throughway open plan leading to:

Kitchen/Diner 11'4" x 10'4" max (3.46 x 3.16 max)

L shaped kitchen/diner. Herringbone laid oak effect floor. A wide range of white fronted wall, base and drawer units. Worktop incorporating a black steel sink unit with mixer tap and drainer. Built in electric double oven. Four ring gas hob with an attractive extractor fan over. Integrated fridge/freezer. Integrated Zanussi washing machine. Metro brick tiled splashback walls. Double-glazed window overlooking the rear garden. Double-glazed door leading to garden.

First Floor Landing

Stairs leading to first floor. Loft hatch.

Bedroom One 11'6" x 9'5" (3.53 x 2.88)

Double-glazed window with sea view. Radiator.

Bedroom Two 9'8" x 7'6" (2.96 x 2.30)

Double-glazed window. Radiator. Fitted wardrobe with sliding doors, space for hanging and shelves. Further storage cupboard

Bathroom

Panel enclosed bath with telephone style taps and shower attachment and separate rainfall head. Wash hand basin set into vanity unit with drawers and mixer tap. Enclosed system low level flush WC. Radiator. Tiled splash backs. Cupboard housing Worcester boiler. Further storage space.

Outside

Rear Garden

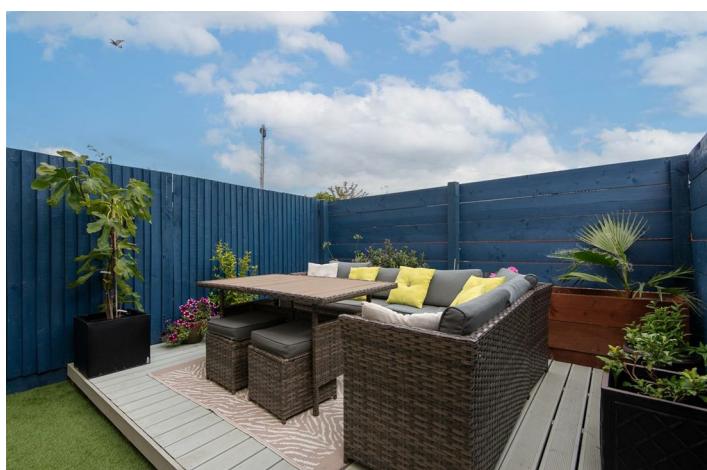
Fence enclosed rear garden, with attractive raised decking area. Outside tap. Gate to side. Timber built raised planters.

Front Garden

Formal front garden with an attractive slatted gravel area. Hedging.

Tenure

Freehold. £82 per month service charge.

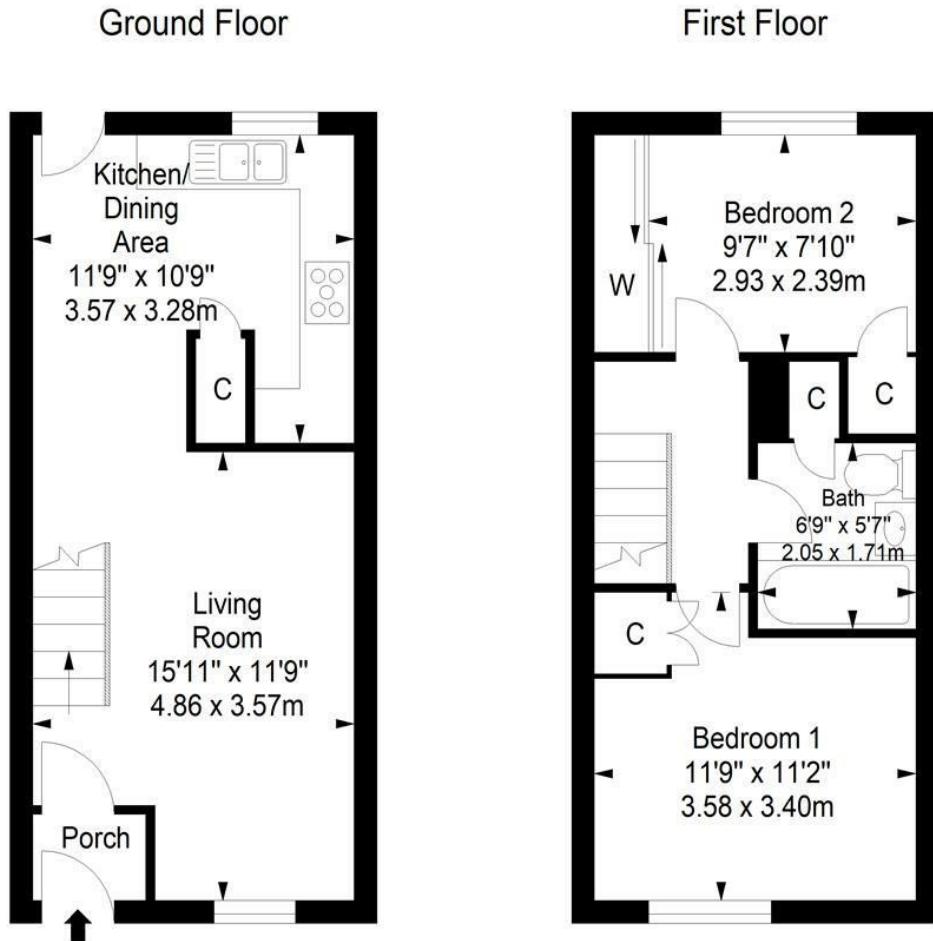


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

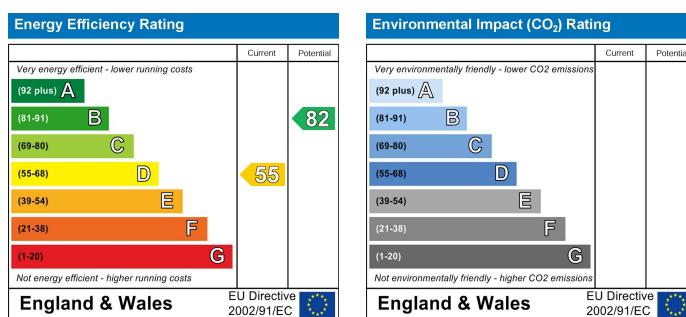
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Floorplan



Approximate gross internal floor area 60.0 sq m/ 645.9 sq ft



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