Robert Luff & Co

Mill House Gardens, Worthing

Freehold - Asking Price £395,000

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Description

We are delighted to offer to market this three-bedroom terraced family home, ideally situated in a private cul-de-sac with local shops, parks, restaurants, the seafront, bus routes, and the mainline station all nearby. The property benefits from three bedrooms, off-road parking to the front, a garage, a west-facing rear garden, double glazing, and a gas-fired central heating system, recently upgraded in 2023 from an old conventional gravity-fed system to a Vaillant combi boiler, with over seven years of boiler warranty remaining and a full history of servicing.

Key Features

- Three bedroom terraced family home
- Quiet private cul-de-sac location
- Close to shops, seafront, station and transport links
- Lounge/dining room with patio doors
- Fitted kitchen and ground floor WC
- Three well-sized bedrooms & Family Bathroom
- 2023 Upgraded Combi-Boiler
- West facing rear garden
- Off-road parking for up to two vehicles and garage
- EPC Rating D | Council Tax Band E

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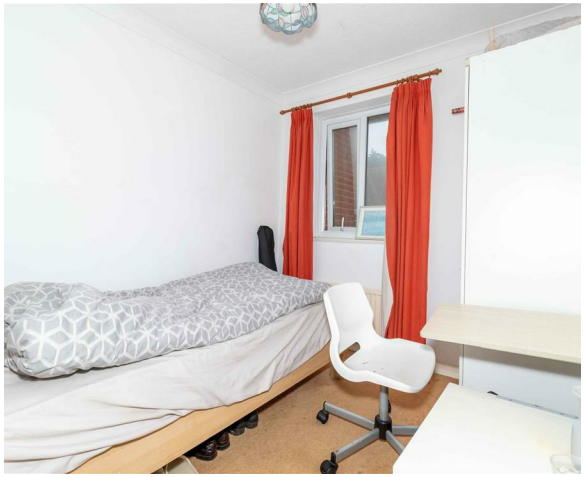


Glazed front door to:

Entrance Hall
With glazed door to:

Lounge/Dining Room
6.01 x 3.5 (19'8" x 11'5")
With westerly aspect double glazed window and patio doors to rear garden, under stairs storage recess area, coving, two radiators, stairs to first floor landing and door to:

Kitchen
3.09 x 2.07 (10'1" x 6'9")
With a range of wood fronted base and wall units, roll top work surfaces incorporating a one and half bowl stainless steel sink with mixer tap, four ring gas hob with extractor fan over, a double oven, tiled splashback, double glazed window, space and plumbing for washing machine. Door to:

Downstairs WC
With low flush WC and basin.

Stairs from lounge/dining room to:

Landing
With loft hatch and cupboard.

Bedroom One
3.76 x 3.55 (12'4" x 11'7")
With coving, radiator, fitted wardrobe with hanging space and double glazed window.

Bedroom Two
3.55 x 2.75 (11'7" x 9'0")
With coving, radiator, wardrobe with hanging space and double glazed window.

Bedroom Three
2.36 x 2.31 (7'8" x 7'6")
With coving, radiator and double glazed window.

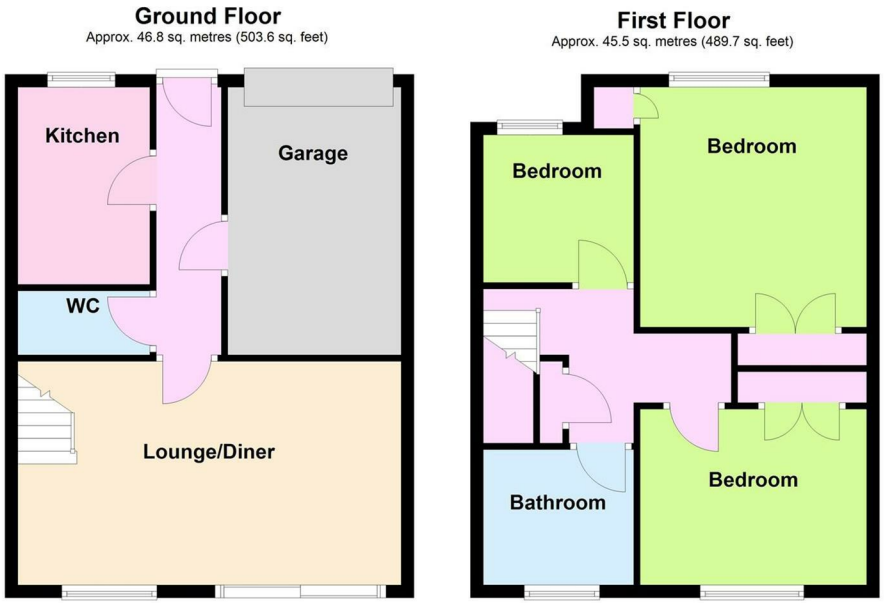
Bathroom
With panel enclosed bath with handles, mixer tap and fitted shower attachment, basin, low flush WC with concealed cistern, shaver point, fitted over bath shower with screen, tiled splashbacks and frosted double glazed window.

Outside

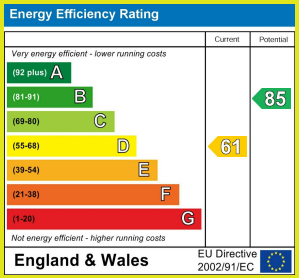
Front
Private drive to garage with up and over door.

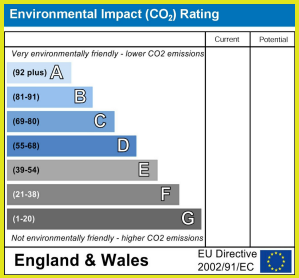
Rear Garden
Part attractive flint wall enclosed garden with westerly aspect, mature hedges, patio and gravel areas.

Floor Plan Mill House Gardens



Total area: approx. 92.3 sq. metres (993.3 sq. feet)





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.

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