



Offers In Excess Of  
£350,000  
Freehold

## St. Andrews Road, Worthing

- End-Of-Terrace House
- Utility Room
- Walk-In Wardrobe
- Off-Road Parking
- Newly Refurbished Throughout
- Two Double Bedrooms
- Spacious Living Room
- Westerly Aspect Garden
- Electric Car Charging Point
- EPC Rating - TBC

\*\*\*SOLD PRIOR TO MARKETING\*\*\* We are delighted to offer to the market this beautifully presented end-of-terrace family home ideally situated in the ever-popular Tarring location. The property is situated close to local schools, shops, the mainline station, bus services, and having easy access to both the A259 and A27, making it the perfect family home. The property comprises a living room with feature fireplace, a spacious open-plan kitchen/dining room, and a downstairs WC/utility room. Upstairs, there are two double bedrooms, with the main bedroom having a walk-in wardrobe, and a modern family bathroom. Other benefits include new central heating, double glazing throughout, new electrics, off-road parking with an electric car charging point, a westerly aspect rear garden, and being completely refurbished.

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## Accommodation

Multi lock double glazed front door into:

### Lounge Area 11'10" x 12'6" (3.62 x 3.83)

Cupboard enclosed electric consumer unit. Frosted double glazed window. Attractive laid oak wood effect flooring. Double glazed window with view to front. Radiator. Fireplace area with tiled hearth. Understairs storage cupboard with storage and double glazed window. Through way to:

### Kitchen Area 15'3" x 9'10" (4.66 x 3.01)

Attractive two tone brand new fitted kitchen with beautiful two tone base and wall units. Large centre island incorporating a breakfast bar and a contemporary style one and a half bowl black sink with black mixer tap. Integrated Smeg dishwasher. Pan drawers. Space for fridge/freezer. Fitted Zanussi microwave oven and Zanussi fan oven. Contemporary glass four ring ceramic Zanussi hob with contemporary style extractor fan over. Down lights. Attractive Carrera marble effect splashbacks. Achtung laid oak wood effect flooring leading through to:

### Dining Room 11'9" x 7'1" (3.60 x 2.17)

Bi-folding doors leading through into the dining area. Oak wood laid effect flooring. Radiator. Two double glazed velux windows. Double glazed patio doors leading to an attractive Porcelain tiled patio area and rear garden.

### Downstairs Cloak Room/ Utility

Space and plumbing for washing machine. Work top area. Cupboard enclosed boiler. basin with mixer tap. Low level flush WC. Heated towel rail. Double glazed velux window. Attractive metro brick tiled walls. herringbone laid tiled floor.

### First Floor Landing

Stairs leading up. Loft hatch with insulated loft. Double glazed window. Door to:

### Bedroom One 12'2" max x 11'10" (3.72 max x 3.63)

Radiator. Double glazed windows to front. Sliding door to:

### Walk-In Wardrobe

Automatic light. Shelving.

### Bedroom Two 10'0" x 8'2" (3.06 x 2.51)

Radiator. Double glazed window with view of rear garden.

### Bathroom

Contemporary style bathroom with metro tiled brick enclosed bath with matte black mixer taps. Fitted over bath shower with rainfall head and separate attachment. Attractive waffle black shower screen. Heated towel rail. Low level flush WC. Basin set in a vanity unit with black mixer tap. Double glazed window. Down lights. Attractive Herringbone tiled floor.

### Rear Garden

Tiled patio area. Westerly aspect. Fence enclosed. Further paved and lawn areas. Gate for side access.

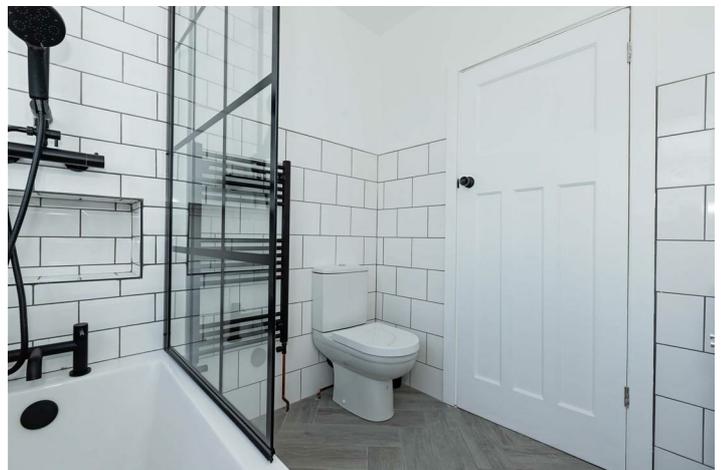
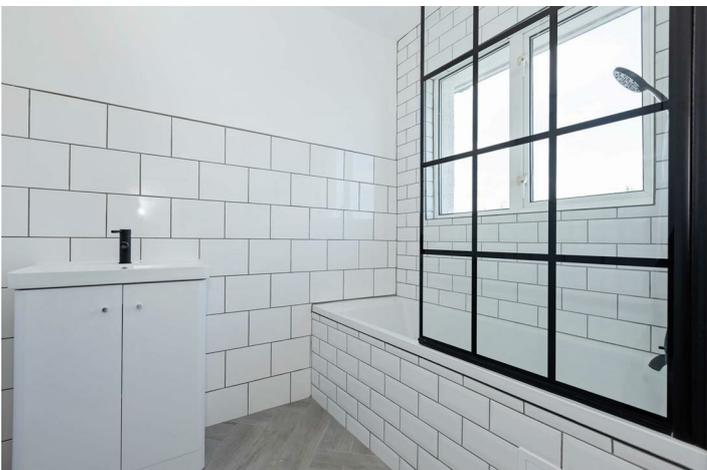
### Front Garden

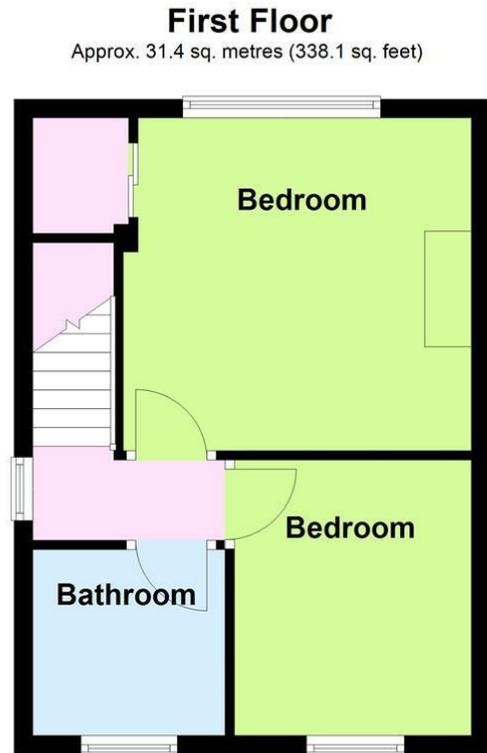
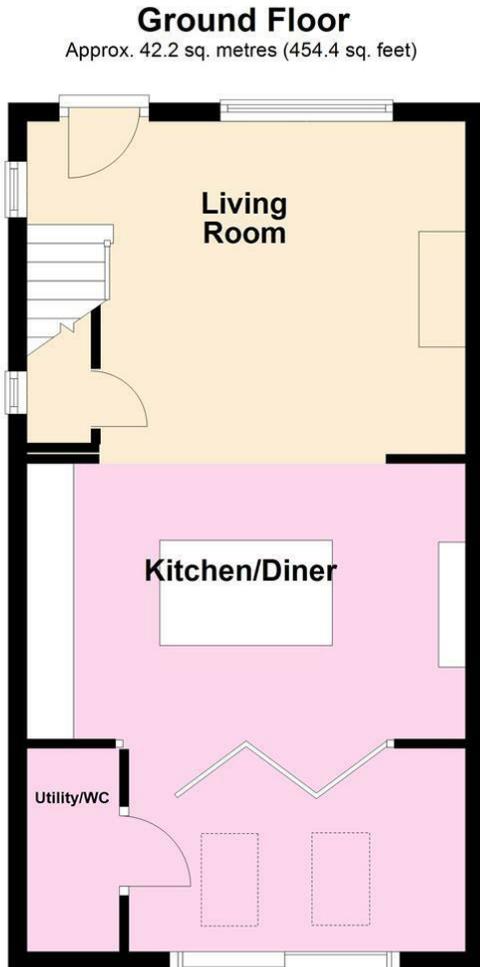
Laid for car hard standing. Block paving.

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Total area: approx. 73.6 sq. metres (792.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		69	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.