



2



1



1



D



## Description

We are delighted to offer this attractive period cottage, conveniently located in the heart of Worthing town centre. The property offers two well-proportioned double bedrooms, well-sized living areas, and the benefit of being sold chain free.

## Key Features

- Attractive period cottage in the heart of Worthing town centre
- Spacious open plan lounge and dining room
- Fitted kitchen with garden access
- Ground floor extension with generous bathroom
- Two good-sized double bedrooms
- Low-maintenance rear garden with artificial lawn
- Centrally located with easy access to shops, cafés, and restaurants
- Close to the seafront and Worthing railway station
- Chain Free
- Council Tax Band B | EPC Rating D





### Accommodation

This characterful home welcomes you into a spacious open plan lounge and dining room, a practical space for both relaxing and entertaining, which leads directly into a fitted kitchen with access to the rear garden. A ground floor extension incorporates a generous bathroom, adding useful space to the layout.

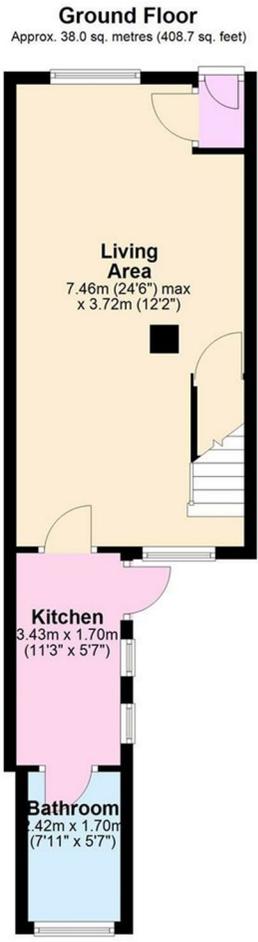
Upstairs, there are two good-sized double bedrooms, both filled with natural light. Externally, the property has a low maintenance rear garden laid with artificial lawn, providing outside space without the upkeep.

### Location

Situated on Howard Street, the property is within easy reach of local shops, cafés, restaurants, the seafront, and Worthing railway station, making it convenient for commuters. Presented in good general order, this property is suitable for first-time buyers, downsizers, or investors.



# Floor Plan Howard Street



Total area: approx. 66.3 sq. metres (713.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>				(81 plus) <b>A</b>	
(81-91) <b>B</b>				(69-80) <b>B</b>	
(69-80) <b>C</b>				(55-68) <b>C</b>	
(55-68) <b>D</b>				(39-54) <b>D</b>	
(39-54) <b>E</b>				(21-38) <b>E</b>	
(21-38) <b>F</b>				(1-20) <b>F</b>	
(1-20) <b>G</b>					
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
			<b>84</b>		
			<b>65</b>		
England & Wales	EU Directive 2002/91/EC			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.

robertluff.co.uk  
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
01903 331247 | info@robertluff.co.uk

