Robert Luff & Co

Sackville Road, Worthing

Freehold - Offers In Excess Of £365,000

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We are delighted to offer this three-bedroom Willmore Phillips-built family home, situated in a popular Broadwater location and offering excellent potential for modernisation. The property benefits from two reception rooms, three good-sized bedrooms, off-road parking for two cars and a fantastic south-facing rear garden with a versatile timber studio featuring a kitchen area.

Key Features

- Three-bedroom Willmore Phillips-built family home
- Popular Broadwater location
- Fantastic south-facing rear garden
- Good-sized timber garden studio with kitchen area
- Two reception rooms
- Three good-sized bedrooms
- Off-road parking for two cars
- Double glazing and gas central heating
- Excellent potential for modernisation
- Council Tax Band C | EPC Rating

The entrance hall leads to the reception room and kitchen, with a separate living room and conservatory, providing excellent flexibility for family life and entertaining. The ground floor is further complemented by a useful utility room and downstairs cloakroom/WC.

To the first floor are three good-sized bedrooms and a family bathroom.

Outside, the front provides off-road parking for two cars, while the attractive south-facing rear garden offers a sunny and well-sized outdoor space. A timber-built garden studio with kitchen area provides a versatile space ideal for home working, hobbies or storage.

The house benefits from double glazing and gas central heating and would benefit from some updating, offering the new owner an excellent opportunity to make improvements and create a comfortable family home without requiring a complete overhaul. Sackville Road is well placed for local shops, schools, bus routes and the wider amenities of Broadwater.











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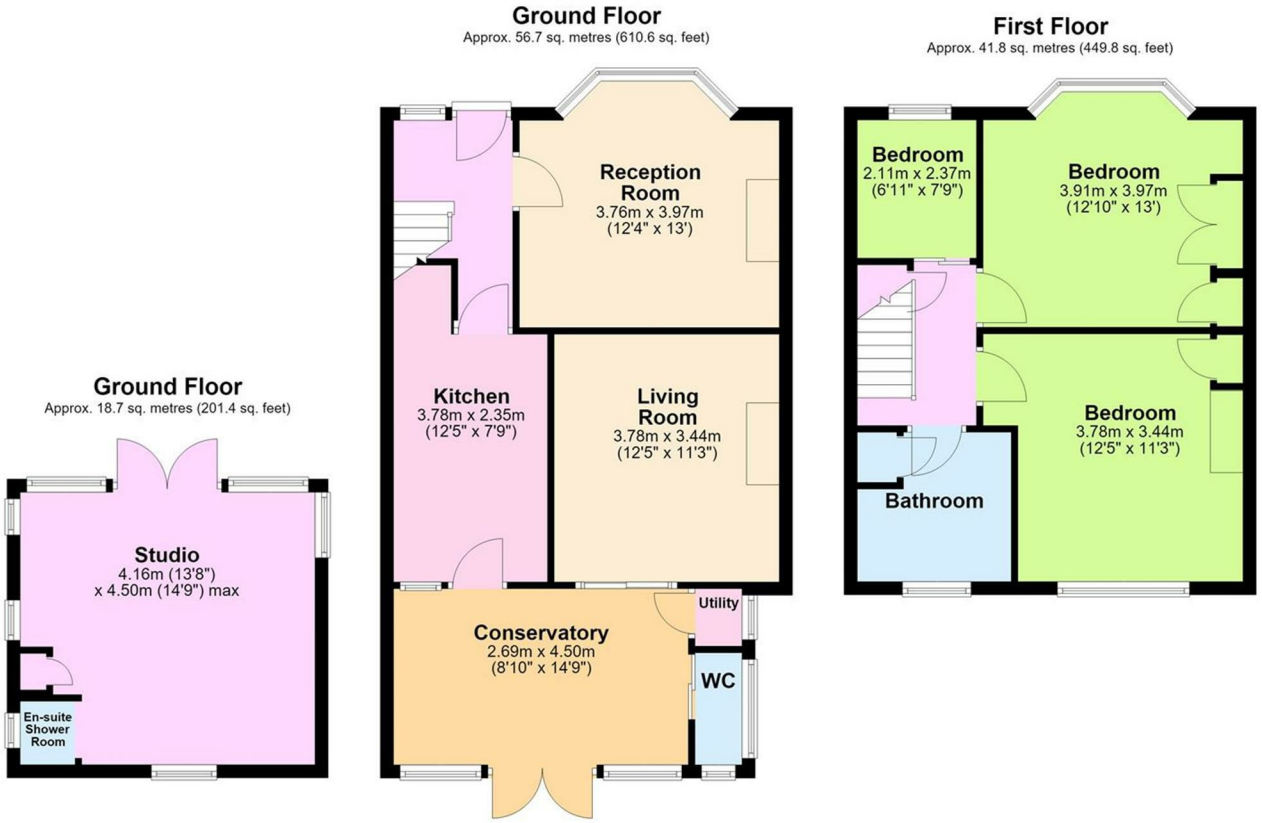






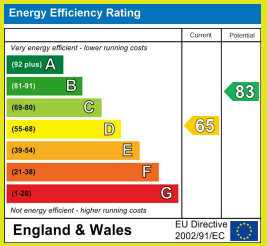
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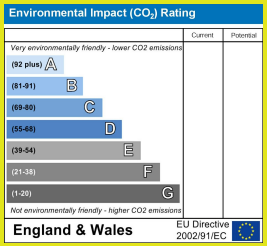
Floor Plan Sackville Road



Total area: approx. 117.2 sq. metres (1261.7 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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