



Adur Avenue, Worthing



Offers In Excess Of
£425,000
Freehold

- Semi-Detached Family Home
- Conservatory
- 17ft Kitchen
- West Facing Rear Garden
- Freehold
- Four Bedrooms
- 22 ft Lounge/Diner
- Dressing Room/Office
- EPC Rating - E (54)
- Council Tax Band - D

Robert Luff and Co are delighted to offer to the market this semi-detached family home situated in the heart of popular Fleetwing district, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance porch, entrance hall, large lounge/diner, kitchen, conservatory, ground floor WC, four bedrooms, with dressing room/office and family bathroom. Other benefits include West facing rear garden and off road parking for two vehicles.

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Accommodation

Entrance Porch

Double-glazed front door. Tiled floor. Courtesy light. Composite front door leading to:

Entrance Hall

Stripped wood floor. Radiator. Recess storage area. Under stairs storage cupboard.

Ground Floor WC

Low level flush WC. Corner wash hand basin. Tiled splash backs. Tiled floor. Frosted double-glazed window. Extractor fan.

Lounge/Diner 22'1 x 11'4 (6.73m x 3.45m)

Two radiator. Stripped wood floor. Solid fuel burner with tiled hearth. TV point. Window. Door leading to conservatory.

Bedroom Four 11'7 x 7'7 (3.53m x 2.31m)

Radiator. Double-glazed to side. Down lights.

Kitchen 17'1 x 8'1 (5.21m x 2.46m)

A range of matching white fronted wall and base units. Wood effect worktop incorporating one and half bowl sink unit with mixer tap and drainer. Space and plumbing for dishwasher and washing machine. Further appliance space. Fitted wine cooler/fridge. Space for fridge/freezer. Space for range style cooker. Cooker hood. Tiled splash back walls. Laid wood effect floor. Double-glazed window to side. Electric floor heater. Cupboard enclosed Alpha boiler. Throughway leading to:

Conservatory 17'6 x 7'3 (5.33m x 2.21m)

Laminate laid wood floor. Radiator. Double-glazed window with view of rear garden. Double-glazed double-opening doors leading to garden.

First Floor Landing

Stairs leading to first floor. Loft hatch.

Bedroom One 15'6 x 8'1 (4.72m x 2.46m)

Double-glazed window to front. Radiator. Door leading to:

Dressing Room/Office 11'3 x 6'3 (3.43m x 1.91m)

Double-glazed window to front. Radiator. Cupboard with hanging and shelves.

Bedroom Two 12 x 11'4 (3.66m x 3.45m)

Double-glazed window. Radiator. Cupboard with hanging and shelves.

Bedroom Three 11'7 x 7'6 (3.53m x 2.29m)

Double-glazed window. Radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment. Walk in shower cubicle with rainfall shower head and separate shower attachment. Wash hand basin set into vanity unit with mixer tap. Concealed system WC. Heated towel rail. Tiled walls and floor. Frosted double-glazed window.

Outside

Rear Garden

Fence enclosed westerly aspect rear garden with lawn area. Raised decking area. Vegetable patch. Flower borders. Outside tap. Gate for side access. Timber shed.

Front Garden

Attractive brick laid car hardstanding for two vehicles. Up and over door to integral useful storage area.

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Floorplan



Total area: approx. 128.2 sq. metres (1379.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.