



Kipling Avenue, Worthing

Per Calendar Month
£1,550 Per

- Three Bedroom House
- Close To Station
- Southerly aspect Private Rear Garden
- Fitted kitchen
- Available MARCH 2026
- EPC Rating C
- Shower Room
- Through lounge / dining room

Robert Luff & Co Lettings are pleased to welcome to market this three bedroom mid terraced house. Located in in Goring and has good access to shops, schools, bus and train routes. The property comprises of three bedrooms, lounge / diner, kitchen and separate conservatory to the rear with a private garden. This property is a must see and available MARCH 2026

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Entrance Porch

Frosted double glazed door. Door:-

Entrance Hall

Smoke alarm, radiator, stairs to first floor landing. Double doors:-

Lounge / Diner 11'07x23'02 (3.53mx7.06m)

Coving, double glazed window to front aspect, electric fire with surround, smoke alarm, under stairs storage cupboard housing meters, sliding doors to conservatory, radiator.

Kitchen Area 8'07x7'0 (2.62mx2.13m)

A range of matching wall and base units. Stainless steel sink with mixer tap and drainer inset into worksurface. Space for oven. Space and plumbing for washing machine and dishwasher. Double glazed window to rear aspect.

Conservatory 9'04x12'10 (2.84mx3.91m)

Sliding doors to rear garden access. Blinds throughout.

First Floor Landing

Smoke alarm, loft access, thermostat, storage cupboard with shelving.

Bedroom One 8'07x9'06 (2.62mx2.90m)

Radiator, double glazed window to rear aspect, fitted wardrobes with hanging and shelving and housing boiler.

Bedroom Two 8'06x9'08 (2.59mx2.95m)

Radiator, double glazed window to front aspect, built in wardrobe with shelving.

Bedroom Three 6'0x6'04 (1.83mx1.93m)

Wall mounted electric heater, double glazed window to front aspect, wall mounted shelves.

Bathroom

Fully tiled walls. Cubicle shower, low level flush WC, pedestal wash hand basin with mixer tap, double glazed frosted windows to rear aspect, wall mounted heated towel rail.

Outside

Rear Garden

Fence panel enclosed garden, majority laid to patio, rear gate access.

Front Garden

A range of mature trees and shrubs, fully laid to patio.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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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		

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