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Description

Robert Luff & Co are delighted to offer to market this beautifully presented detached house ideally situated in this central Worthing location just off of the seafront and close to the town centre shops, restaurants, parks, bus routes and the mainline train station. Accommodation is over two floors and offers entrance hall, bay fronted living room, dining room, kitchen, conservatory and ground floor W.C. Upstairs on the first floor are two double bedrooms, one single bedroom, a family bathroom. Other benefits include a rear garden, and a front garden providing space for vehicles.

Key Features

- Detached Family Home
- Three Bedrooms
- Highly Convenient Central Worthing Location
- East Facing Garden
- Side Access
- Just Off The Beach
- Space For Parking
- Lounge & Dining Rooms
- Council Tax Band D
- EPC Rating D



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Front Garden

Hard standing area with space to park.

Entrance

Period style part glazed stain glassed door leading into:

Entrance Hall

Door to the downstairs WC. Radiator, wood effect laid flooring, downlighters and an oak panel door leading to the:

Downstairs WC

Low flush WC, pedestal wash hand basin with mixer tap, frosted double glazed window and laid wood effect flooring.

Lounge

4.24 x 3.92 (13'10" x 12'10")

Wood effect laid flooring, radiator, feature cast iron fireplace, double glazed bow window to the front with a westerly aspect.

Dining Room

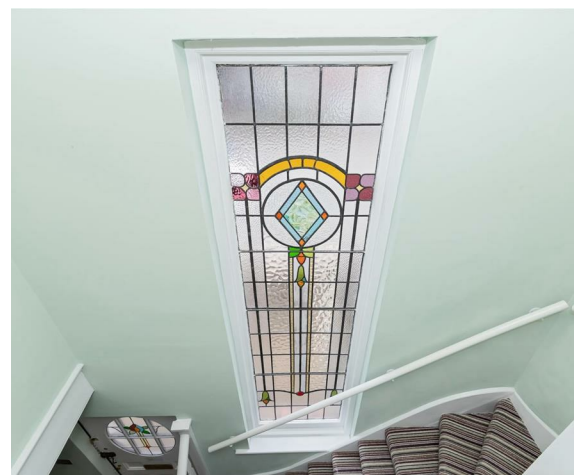
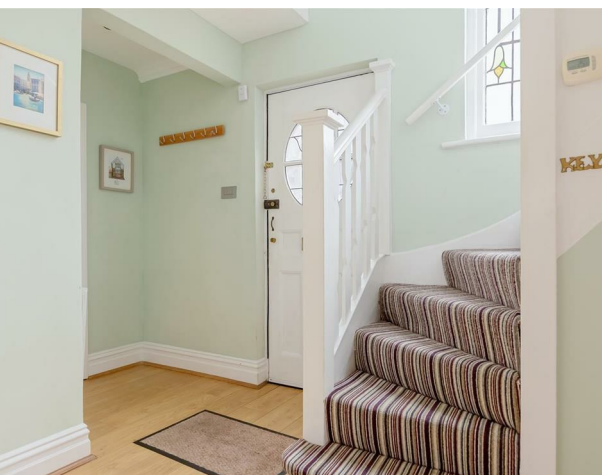
4.07 x 2.94 (13'4" x 9'7")

Radiator, laid wood effect flooring, picture rail coving, leading to the:

Conservatory

2.71 x 3.23 (8'10" x 10'7")

Radiator, laid wood effect flooring, double glazed windows and double glazed door to the rear garden.



Kitchen

5.09 x 2.36 (16'8" x 7'8")

Range of cream fronted basin wall units, wood roll top working surfaces incorporating a stainless steel sink with mixer tap. Space and plumbing for both washing machine and dishwasher. 4 Link electric hob with overhead extractor fan, space for fridge freezer, fitted double electric oven, tiled splashback walls, tiled flooring, dual aspect double glazed windows.

Turnstairs

Attractive period stained glass window leading to the:

Landing

Loft hatch, doors to:

Bedroom 1

3.62 x 4.74 (max into bay) (11'10" x 15'6" (max into bay))

Double glazed bow window, wooden flooring, attractive stained glass window to the side.

Bedroom 2

3.59x 2.90 (11'9"x 9'6")

Radiator, double glazed window

Bedroom 3

2.95 x 1.81 (9'8" x 5'11")

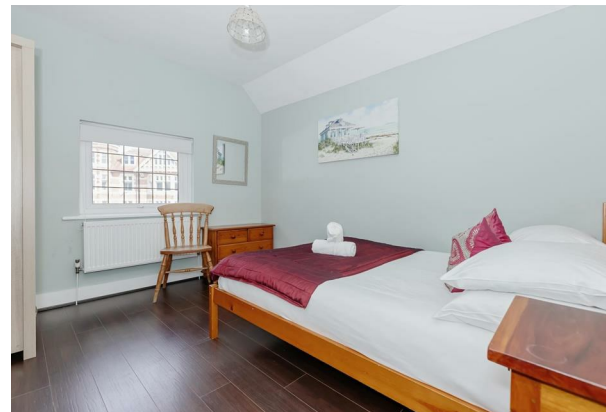
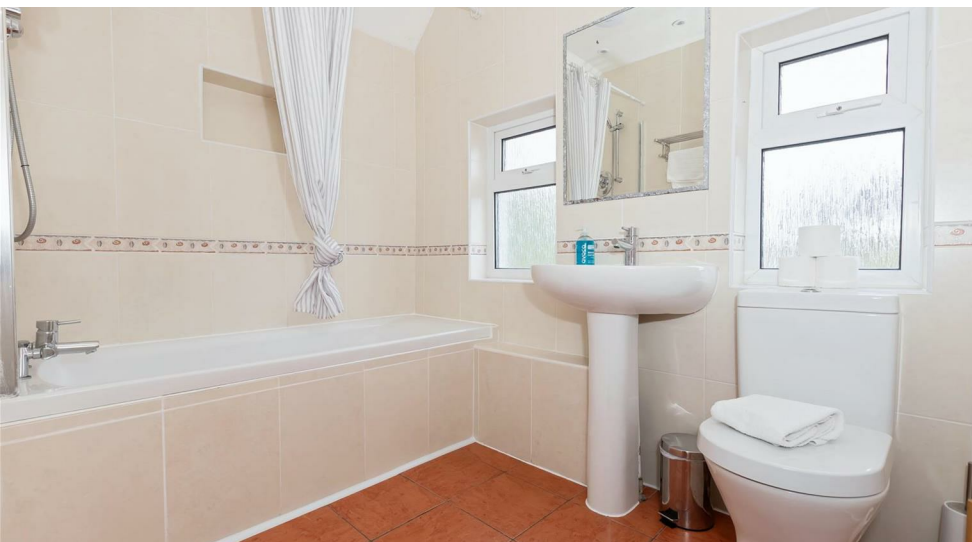
Laid wood effect flooring, radiator and double glazed window.

Bathroom

White suite comprising of a tiled enclosed bath with a mixer tap, fitted over bath shower, pedestal basin with mixer tap, low flush WC, tiled walls, tiled flooring, two frosted double glazed windows and a heated towel rail.

Rear Garden

Lawn area, feature pond and mature trees and shrubs including palm tree. Patio area, outside tap and a timber built bike store and gate to front.





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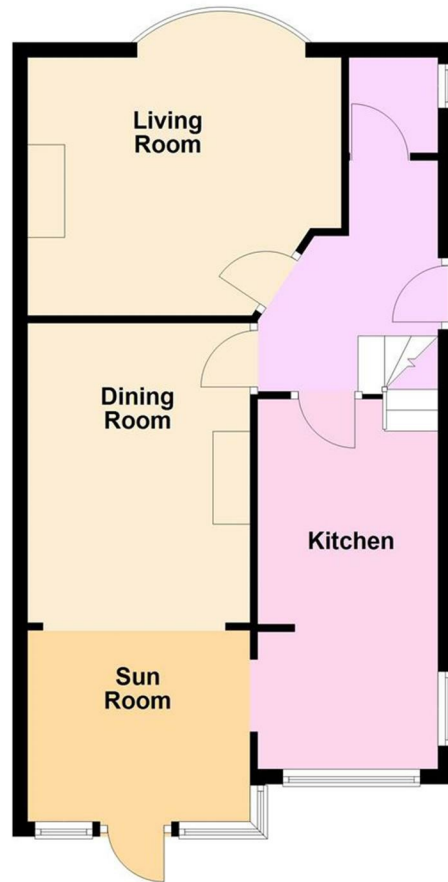
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Floor Plan Madeira Avenue

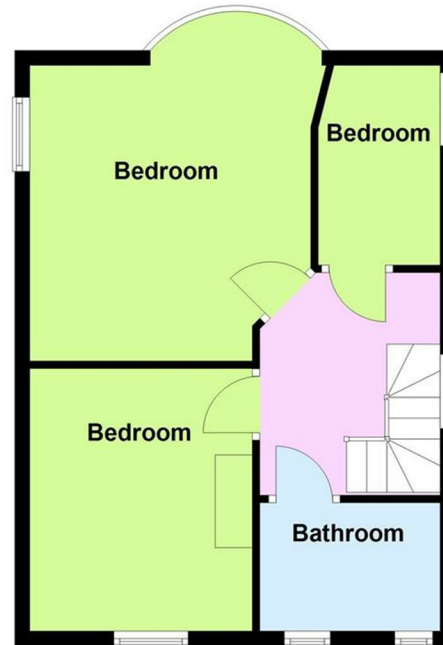
Ground Floor

Approx. 55.5 sq. metres (596.9 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



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

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