



Offers In Excess Of  
£400,000  
Freehold

## Stonehurst Road, Worthing

- Semi-Detached Bungalow • Three Bedrooms
- Off Road Parking for Three • Front and Rear Garden Cars
- EPC Rating - TBC
- Popular Tarring Location
- Within Thomas A Becket School Catchment Area
- Garage

Robert Luff and Co are delighted to offer to the market this semi-detached bungalow situated in the popular Tarring district of Worthing, within the Thomas A Becket catchment school area, close to local shopping facilities, restaurants, bus routes and the mainline station. Accommodation offers entrance porch, entrance hall, lounge, kitchen, three bedrooms, and family bathroom. Other benefits include front and rear gardens, off-road parking for several cars and a garage.

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**Robert  
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## Accommodation

### Entrance Porch

Door leading to entrance hall

### Entrance Hall

Radiator. Loft hatch. (Loft is part boarded). Cupboard housing electric meters. Cupboard housing immersion heater.

### Lounge 15'8" x 11'11" (4.8 x 3.65)

TV point. Radiator. Storage shelves. Double-glazed single door to rear garden.

### Kitchen 12'1" x 9'2" (3.7 x 2.8)

A range of wall and base units. Worktop incorporating one and half bowl stainless steel sink unit with mixer taps. Space for cooker. Space for fridge/freezer. Space and plumbing for washing machine. Worcester boiler. Double-glazed window overlooking rear gardens.

### Bedroom One 13'9" x 11'1" (4.2 x 3.4)

Double-glazed window. Radiator. Fitted wardrobes and cupboards.

### Bedroom Two 11'9" x 10'5" (3.6 x 3.2)

Double-glazed window. Radiator

### Bedroom Three 8'10" x 7'2" (2.7 x 2.2)

Double-glazed window. Radiator.

### Bathroom

Panel enclosed bath with shower attachments. Pedestal wash hand basin. Low level flush WC. Frosted double-glazed window. Tiled walls.

### Outside

#### Rear Garden

Paved area. Lawn area with flower and shrub borders.

#### Driveway and Garage

Off road parking for three vehicles.

#### Front Garden

Laid to Lawn with shrubs and plants.



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Total area: approx. 74.2 sq. metres (798.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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