



Offers In Excess Of
£350,000
 Freehold

Princess Avenue, Worthing

- Terraced Family Home
- Spacious living Room
- Off-Road Parking
- EPC Rating - C
- Three Bedrooms
- Modern Kitchen/Diner
- Westerly Aspect Garden
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented terraced family home ideally situated in this favoured Worthing location close to local shops, schools, parks, bus routes and the mainline station. Accommodation offers an entrance hallway, a spacious living room, a modern kitchen/diner, three bedrooms, and a beautiful tiled bathroom. Other benefits include a westerly aspect garden and off-road parking.

T: 01903 331247 E: info@robertluff.co.uk
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 Luff & Co**
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Accommodation

Front Garden

Hard standing front garden with space for off-road parking. Covered front and UPVC double glazed door leading to:

Entrance Hallway

Double glazed side light window. Door to:

Living Room 18'1" x 12'11" max (5.52 x 3.94 max)

Double glazed window to front aspect. Laid wood effect flooring. Attractive wooden fire surround with marble insert and hearth. Radiator. TV and telephone point. Down light. Coving.

Kitchen/Diner 16'1" x 8'11" (4.92 x 2.72)

Laid wood effect flooring. Down light. White fronted high gloss base and wall units. Wood effect worktops incorporating a black sink and drainer with a matching black mixer tap. Space and plumbing for a washing machine and dishwasher. Integrated eye level double oven. Five ring gas hob with splashback and extractor fan above. Double glazed window overlooking the rear garden. Space for fridge/freezer. Space for formal dining table and chairs. Double glazed sliding doors leading to rear garden.

Landing

Stairs leading up. Door to:

Bedroom One 12'11" x 9'4" (3.94 x 2.87)

Double glazed window to rear. Down light. Radiator. Full length fitted mirror fronted wardrobes with hanging space and shelving.

Bedroom Two 13'1" x 9'4" (3.99 x 2.87)

Double glazed window with fitted blinds. Wall mounted shelving. Fitted mirror fronted wardrobe. Radiator. Down light.

Bedroom Three 8'0" x 6'4" (2.46 x 1.95)

Double glazed window. Radiator. Down light.

Bathroom

Panel enclosed bath with centralised mixer tap, glass screen and wall mounted shower. Low level flush WC. Pedestal wash hand basin. Wood effect flooring. Tiled walls. Double glazed frosted window.

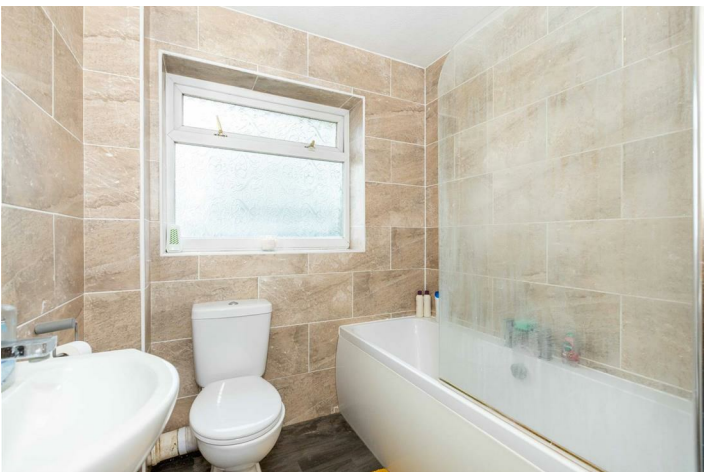
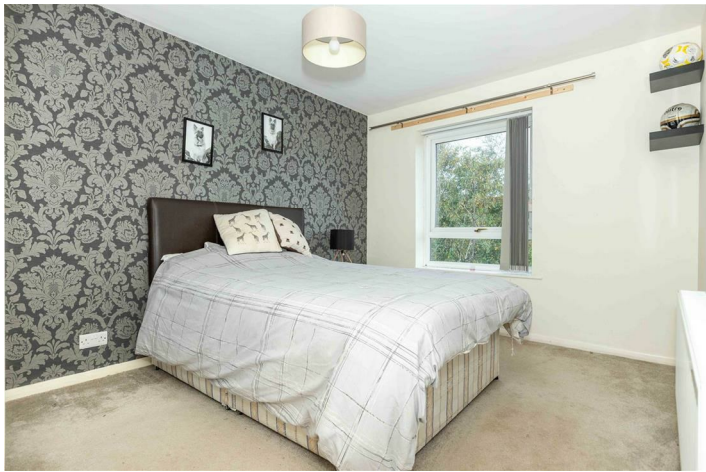
Rear Garden

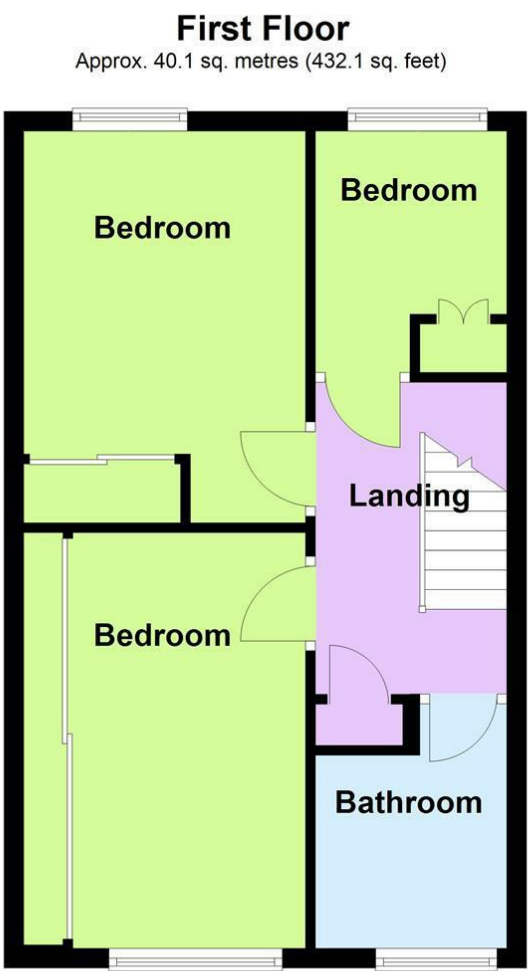
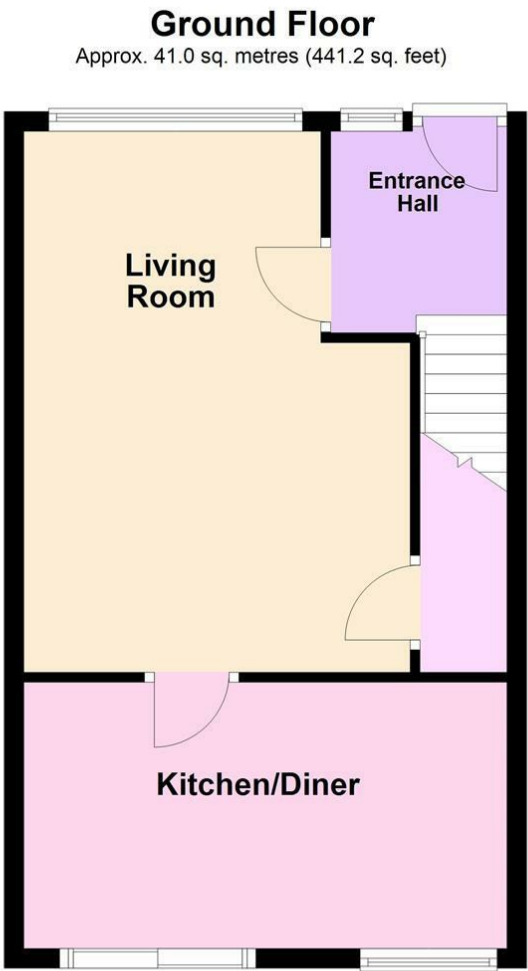
Patio area ideal for seating leading to a lawn area with a timber built shed to the rear and a pebble shingle area.

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Total area: approx. 81.1 sq. metres (873.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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.