



3



2



1



E



Description

We are delighted to offer this fully refurbished three-bedroom house, ideally situated close to Worthing Town Centre. The property offers spacious and well-presented accommodation comprising a living room with feature fireplace, separate dining room, newly fitted kitchen, downstairs cloakroom, modern family bathroom and rear garden with decking area.

Key Features

- Three-bedroom terraced house
- Fully refurbished throughout
- Situated close to Worthing Town Centre
- Spacious living room with feature fireplace and bay window
- Separate dining room
- Newly fitted kitchen with integrated oven and hob
- Built-in wardrobes and useful storage throughout and ground floor cloakroom/WC
- Rear garden with lawn and decking area
- New boiler installed last year
- Council Tax Band B | EPC Rating E





Entrance Hall

Stairs leading to the first floor.
Under stair storage cupboard.
Radiator. Door leading to:

Cloakroom

Low level WC. Wall mounted wash hand basin. Side aspect window.

Living Room

4.45 x 3.35 (4.44 x 3.36)
(14'7" x 11'0")

Double glazed front aspect bay window. Electric feature fireplace. Radiator.

Dining Room

3.53 x 2.49 (3.52 x 2.48)
(11'7" x 8'2")

Double glazed rear aspect window. Storage cupboard with shelving. Radiator.

Kitchen

3.20 x 2.57 (3.19 x 2.56)
(10'6" x 8'5")

Fitted with matching wall and base units incorporating the built in electric oven and hob with the extractor fan above. Stainless steel sink with mixer tap. Double glazed door leading to the rear garden and window to the side.

First Floor Landing

Doors leading to:

Bedroom One

3.86 x 3.84 (12'8" x 12'7")
Double glazed front aspect

window. Two built in wardrobes with hanging rail. Radiator.

Bedroom Two

3.53 x 3.53 (11'7" x 11'7")

Double glazed rear aspect window. Cupboard housing the Worcester boiler and shelving. Radiator.

Bedroom Three

2.74 x 2.16 (9'0" x 7'1")

Double glazed rear aspect window. Radiator.

Family Bathroom

Bathroom suite comprising paneled bath with shower. Wash hand basin with cupboard under. Low level WC. Heater towel rail. Double glazed side aspect window.

Front Garden

Shrubs and pathway leading to the main entrance.

Rear Garden

Lawn with a decking area and a variety of shrubs.



Floor Plan London Street



Total area: approx. 90.9 sq. metres (978.8 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.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co