



Franklin Road, Worthing



Offers In Excess Of
£325,000
Freehold

- Semi-Detached Family Home
- Three Good-Sized Bedrooms
- Dining Room With Feature Fireplace
- Spacious Bay-Fronted Living room
- Modern Kitchen
- Modern Bathroom
- West Facing Garden
- NO CHAIN
- EPC Rating - E
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented three-bedroom semi-detached house, ideally situated in this sought-after area in Durrington close to local schools, shops, parks, bus routes, and having easy access to both the A27 and A24 nearby. Accommodation comprises an entrance porch, entrance hallway, a bay-fronted living room, a dining room with a feature fireplace, and a modern kitchen. Upstairs, there are three bedrooms, with two being good-sized doubles, and a family bathroom. Other benefits include a large west facing rear garden and off-road parking.

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Accommodation

Entrance Porch

Double glazed frosted window and door to front.

Entrance Hallway

Door to porch. Radiator. Understairs cupboard.

Living Room 16'8" into bay x 12'3" (5.09 into bay x 3.74)

Double glazed bay window to front. TV and phone point. Radiator.

Dining Room 12'3" x 11'5" (3.74 x 3.49)

Double glazed French doors to rear garden. Feature fireplace. Radiator.

Kitchen 8'3" x 7'4" (2.52 x 2.26)

Double glazed window to side and double glazed window to rear garden. Fitted wall and base units. plumbed washing machine. Space for oven with cooker hood over. Roll top working surfaces incorporating a sink/drainage with mixer tap. Space for fridge/freezer.

Landing

Loft access. Double glazed frosted window to side.

Bedroom One 11'5" x 11'3" (3.49 x 3.44)

Double glazed window to rear. Radiator. Built-in cupboard.

Bedroom Two 12'7" x 11'5" (3.84 x 3.49)

Double glazed window to front. Radiator.

Bedroom Three 10'0" x 6'11" (3.07 x 2.11)

Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. Tiled walls and floor. Dual button low level flush WC. wash hand basin set in a vanity unit. Panel enclosed bath with shower over and glass shower screen. Heated towel radiator.

Rear Garden

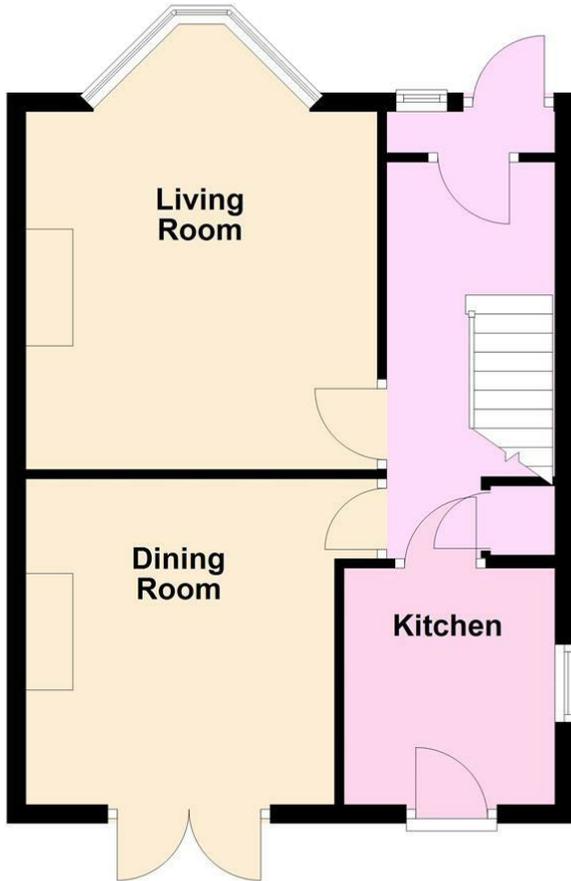
West facing fence panel enclosed rear garden which is mainly laid to lawn and has gated side access and two brick-built storage sheds (one originally a WC).



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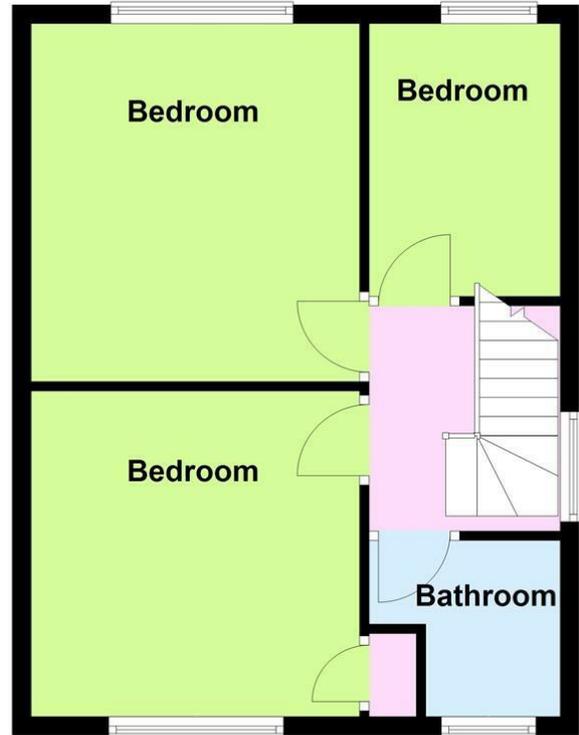
Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 83.7 sq. metres (900.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		69	
(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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