



Offers In Excess Of  
£400,000  
Freehold

## Sackville Road, Worthing

- Attractive Bay Fronted Family Home
- Two Reception Rooms
- Off Road parking
- Freehold
- NO FORWARD CHAIN
- Three Bedrooms
- Rear Garden
- EPC Rating - D (59)
- Council Tax Band - B

Robert Luff and Co are delighted to offer to the market this bay fronted mid terrace family home, situated in the heart of Worthing, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, dining room, kitchen, three bedrooms and family bathroom. Other benefits include rear garden and off road parking to front. NO FORWARD CHAIN.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

### Entrance Hall

UPVC double-glazed door to entrance hall. Understairs storage cupboard housing electric consumer unit and gas meters. Radiator. Door leading to:

### Lounge 13'4" into bay x 11'1" into recess (4.08 into bay x 3.39 into recess )

Double-glazed bay window to front with southerly aspect. Two recess shelving areas. Radiator. Picture rail. Feature cast iron fireplace with decorative insert.

### Dining Room 10'11" x 10'5" (3.33 x 3.20 )

Double-glazed window. Radiator. Decorative cast iron fireplace with tile insert.

### Kitchen 13'1" x 10'10" (3.99 x 3.32)

A range of matching white base and wall units. Wood effect worktop incorporating one and half bowl sink unit with mixer tap and drainer. Built in oven. Four ring gas hob with extractor fan over. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer. Double-glazed dual aspect windows. Space for breakfast table. Double-glazed door leading to garden. Cupboard enclosed boiler.

### First Floor Landing

Turn stairs leading to first floor. Loft hatch.

### Bedroom One 15'9" x 13'6" into bay (4.81 x 4.13 into bay)

Large double-glazed bay window with southerly aspect. Further double-glazed window. Radiator. Tv point.

### Bedroom Two 10'10" x 10'5" (3.31 x 3.18)

Double-glazed window. Radiator.

### Bedroom Three 10'9" x 5'8" (3.30 x 1.74)

Double-glazed window with view of the rear garden. Radiator. Shelved recess area.

### Bathroom

Panel enclosed bath with shower over and shower screen. Pedestal wash hand basin with mixer tap. Low level flush WC. Tiled walls. Shaver point. Frosted double-glazed window. Heated towel rail. Extractor fan. Down lights.

### Outside

#### Rear Garden

Raised decking area. Large lawn area. Outside tap. Timber built shed. Flower beds. Mature trees and shrubs.

#### Front Garden

Gravel parking area for two cars. Mature trees and shrubs.



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# Floorplan



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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