



Asking Price  
**£475,000**  
Freehold

## Orchard Avenue, Worthing

- Semi-Detached Family Home
- Three Bedrooms
- Modern Kitchen
- EPC Rating - D
- Southerly Aspect Rear Garden
- Off-Road Parking
- Spacious Lounge/ Diner
- Council Tax Band - D

We are delighted to offer to the market this three-bedroom semi-detached family house ideally situated in this favored Tarring location close to local shops, schools, parks, bus routes and the mainline station. Accommodation offers an entrance hallway, spacious living room/dining room with a fireplace, modern kitchen, three bedrooms, a separate WC and a modern family bathroom. Other benefits include a conservatory/ utility room, off-road parking for multiple vehicles, and a well-maintained South facing rear garden.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

Composite front door to:

### Entrance Hallway

Radiator. Coving. Double glazed window. Under stair storage. Thermostat. Oak laminate flooring.

### Living Room/ Dining Room 28'0" x 11'2" (8.55 x 3.41)

Double glazed bay window with fitted shutters. Fireplace with granite surround and hearth. Coving. Radiators. Double glazed door to conservatory/ utility room.

### Kitchen 9'10" x 8'0" (3.02 x 2.44)

Space for fridge/ freezer. Integrated dishwasher. Integrated double oven. Four ring gas hob with overhead extractor. Tiled splashback. Wall, draw and base units. White ceramic basin and drainer. Dual aspect. Double glazed window and door to side access/ garden. Radiator. Coving.

### Landing

Double glazed window. Loft access with ladder. Part boarded and insulated. Coving.

### Bedroom One 13'2" x 10'3" (4.03 x 3.14)

Radiator. Double glazed windows. Coving. Cupboard housing Worcester boiler and shelving.

### Bedroom Two 12'9" x 10'0" (3.91 x 3.07)

Coving. Double glazed bay window with fitted shutters. Radiator.

### Bedroom Three 8'10" x 7'9" (2.70 x 2.38)

Double glazed window with fitted shutter. Coving. Radiator.

### Separate WC

Double glazed window. Partially tiled. Low level flush WC with integrated flush system and cloakroom basin. Spotlights.

### Bathroom 7'7" x 7'0" (2.32 x 2.14)

Spotlights. Double glazed window. Corner shower with wall mounted shower attachment and overhead rainfall shower. Basin and vanity unit. Wall mounted heated towel rail. Low level flush WC. Partially tiled. Extractor fan.

### Conservatory/ Utility Room

Double glazed door to garden. Brick base. Plumbing and power.

### Garden

South facing. Laid to lawn. Shed at rear. Decking area.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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