



Howard Street, Worthing

Offers In Excess Of
£320,000
Freehold

- Period Cottage
- Two Double Bedrooms
- Through Lounge Dining Room
- Landscaped Rear Garden
- Situated in Popular Heene District
- Solar Panels
- Double Glazed Windows
- EPC Rating - C
- Council Tax Band - B
- Freehold

Robert Luff & Co are delighted to offer to the market this two bedroom mid terrace house located in the popular Heene District area, close to shops, restaurants, bus routes and mainline station. Accommodation offers open plan through lounge dining room and kitchen. Upstairs has two double bedrooms and a bathroom. Other benefits include a landscaped rear garden and 2.4 kilowatt solar panels with storage battery.

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Accommodation

Front Door

UPVC double glazed door opening into:

Lounge 12'4" x 12'4" (3.76 x 3.76)

Laid wood effect flooring. Attractive wooden fire surround with glass fronted solid fuel burner and tiled hearth. TV point. Telephone point. Cupboard housing gas metre. Double glazed window to front. Archway through to:

Dining Room 11'6" x 12'4" into stair reces (3.53 x 3.76 into stair recess)

Laid wood effect flooring. Double glazed windows. Radiator. Coving. Under stair storage cupboard. Dimmer switches. Door through to:

Kitchen 13'11" x 7'8" (4.26 x 2.35)

A range of base and wall units with roll top work surface incorporating a one and a half bowl sink with mixer tap. Space for a gas cooker with extractor fan over. Space and plumbing for washing machine and slimline dishwasher. Tiled splashback. Wall mounted Glow-worm boiler. Further appliance space. Dual aspect double glazed window. Double glazed door to rear garden.

Stairs

Up to:

First Floor Landing

Loft hatch to triple insulated loft housing solar power battery storage unit. Thermostat.

Bedroom One 12'4" x 12'6" (3.78 x 3.83)

Radiator. Dimmer switch. Coving. Downlights.

Bedroom Two 7'8" x 11'10" (2.34 x 3.62)

Radiator. Coving. Double glazed window.

Bathroom 10'11" x 7'7" (3.35 x 2.32)

Low flush WC. Basin set in a vanity unit with mixer tap. Panel enclosed bath with mixer tap and shower attachment. Shower cubicle with sliding doors, rainfall head and separate shower attachment. Radiator. Tiled splashback. Frosted double glazed window. Storage cupboard with shelving.

Rear Garden

Block paved path. Outside tap. Decorative circular seating area with pebble surround. A range of mature shrubs. Useful pitched roof timber built storage shed.

Formal Front Garden

Solar Panels

Four fitted 2.4 kilowatt solar panels with battery storage. Comprising specification can be seen on request.



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 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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