



Ashdown Road, Worthing

Price
 £450,000
 Freehold

- Semi-Detached Period Home
- Open Plan Kitchen/Lounge
- Modern Kitchen with Neff Appliances & Separate Utility Room
- Beautifully Finished Throughout with Vaulted Ceilings & Oak Flooring
- Original Fintwork Facade & Bathstone Windows
- Handmade Bespoke Cabinets
- Light & Spacious Office/Spare Bedroom
- Town Centre Location
- 10 Year Structural Warranty and Soundproof Tested
- High Energy Efficiency, EPC Rating - C

Robert Luff & Co are delighted to present to the market this exquisite two-bedroom semi-detached newly converted period home, located in the vibrant heart of Worthing town centre. This charming property is conveniently situated near a plethora of amenities including shops, restaurants, parks, the seafront, bus routes, and mainline station. The accommodation boasts an entrance hall, inviting open plan kitchen/lounge, utility room, two bedrooms, versatile loft room and a modern fitted bathroom. Additionally, this home benefits from high levels of insulation and showcases a tasteful blend of contemporary finishes while retaining its original character and charm.

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Accommodation

Stunning Entrance

Through the side porch door, opening into:

Entrance Porch

Double glazed window to side aspect. Wall mounted lighting. Door leading into kitchen area. Door leading into:

Utility Room

Double glazed window to side aspect. Space and plumbing for washing machine and tumble dryer. Hanging space and storage.

Living/Kitchen Area 18'1" x 14'9" (5.528 x 4.506)

Beautiful original Bath stone window to front aspect. Restored and finished with secondary glazing. Fitted original window to side aspect again with tasteful secondary enclosure. German made fitted kitchen with stainless steel sink inset to Corian stone work surface with chrome mixer tap. Matching range of wall and base units with built in eye level Neff oven and matching four ring hob with extractor fan over. Tiled splash back. Integrated fridge/freezer and dishwasher.

Living Area

Feature vaulted ceilings throughout. Two radiators. Cupboard enclosing electric meters. Space for furniture. Skimmed ceiling with spot lights.

Inner Hallway

Radiator. Stairs leading up. Walk in storage cupboard. Wall mounted under floor heating controls for the bathroom. Skimmed ceiling.

Bedroom One 14'8" x 8'9" (4.495 x 2.684)

Feature vaulted ceiling. Attractive original windows to side and rear aspect over looking the garden. Light Oak engineered flooring. Skimmed ceiling. Radiator. Double glazed door leading out onto the rear garden.

Bedroom Two 10'4" x 8'4" (3.168 x 2.558)

Attractive original windows to side aspect with secondary glazing finish. Light Oak engineered flooring. Radiator. Skimmed ceiling with spot lights.

Bathroom

Panel enclosed bath with central chrome mixer taps, floating head shower attachment and glass screen. Low level flush WC with concealed flush system. Wall mounted wash hand basin inset to stone unit with storage cupboard below and chrome mixer tap. Wall mounted mirror above. Tiled floor. Chrome heated towel rail. Part tiled. Wall with inbuilt storage.

Loft Room 12'0" x 10'3" (3.670 x 3.139)

A versatile space offering flexibility for usage Double glazed velux window to side aspect. Radiator. Built in cupboard housing boiler. Skimmed ceiling.

Rear Garden

Completely enclosed with attractive patio area. Laid to shingle with original flint wall to the rear. Side gate access.



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Total area: approx. 85.8 sq. metres (923.9 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		71	77
		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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