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Description

Robert Luff & Co are proud to present this beautifully refurbished family home, ideally situated in the favoured Broadwater/East Worthing location, with local schools, shops, parks, bus routes, and the mainline station all nearby.

Versatile accommodation includes an entrance hall, bay-fronted living room/ground floor bedroom, second reception room, and a refitted kitchen/breakfast room. Upstairs are three further bedrooms and a beautifully refitted family bathroom. Other benefits include a good-sized, landscaped, fully enclosed rear garden, off-road parking, and no onward chain.



Key Features

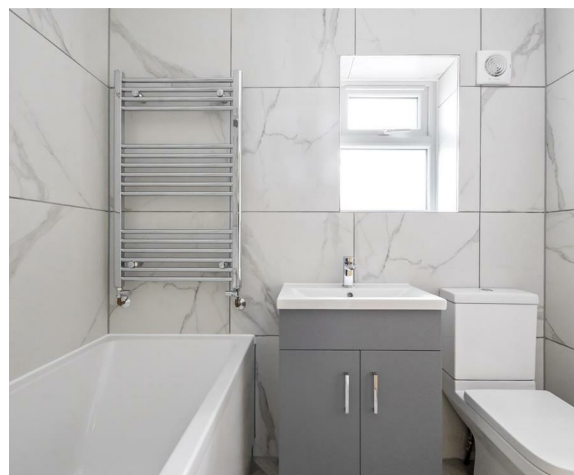
- Fully Refurbished Property
- Refitted Kitchen/Breakfast Room
- Full Re-Wire & Heating System
- Council Tax Band C
- Off Road Parking
- Three/Four Bedrooms
- Versatile Ground Floor Living Space
- Stunning Refitted Bathroom
- EPC Rating C
- Chain Free



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Composite front door leading into:

Entrance Hall

Karndean effect herringbone laid floor, door into:

Living Room/Bedroom Four **3.60 x 3.05 (11'9" x 10'0")**

Double glazed bay window to front, radiator, TV point, and skimmed ceiling with spotlights.

Formal Dining Room/Lounge **3.83 x 3.54 (12'6" x 11'7")**

Double glazed door leading out onto the rear garden, radiator, coved ceiling with spotlights, and opening through into a:

Refitted Kitchen/Breakfast Room **2.90 x 2.72 (9'6" x 8'11")**

Double glazed windows to rear overlooking the garden and side aspect, sink unit inset to marble stone effect work surfaces with matching range of wall and base units, built in oven and four ring gas hob with extractor above, integrated fridge/freezer, dishwasher and washing machine, part tiled walls, space for table and chairs, built in under stairs storage cupboard housing meters.

Stairs to:

First Floor Landing

With loft hatch, decorative glass balustrade, and built in cupboard housing boiler.

Bedroom One

4.81 x 3.05 (15'9" x 10'0")

Two double glazed windows to front, radiator, space for wardrobes, skimmed ceiling with spotlights.

Bedroom Two

3.54 x 2.96 (11'7" x 9'8")

Double glazed window to rear, radiator, space for wardrobes, and skimmed ceiling with spotlights.

Bedroom Three

Double glazed window to rear, skimmed ceiling with spotlights.

Refitted Bathroom

Panel enclosed bath with shower over and screen, wash hand basin, low level flush WC, tiled walls, heated towel rail.

Driveway

Laid to a decorative shingle with block border providing off road parking for two cars.

Rear Garden

Feature fully enclosed landscaped rear garden with wrap-around patio, pathway leading to rear gate, and mainly laid to lawn.



Floor Plan Dominion Road



Total area: approx. 85.7 sq. metres (923.0 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			
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			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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