

Robert  
Luff & Co

Shermanbury Road, Worthing

Freehold - Asking Price £550,000



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We are delighted to offer this well-presented and deceptively spacious semi-detached home, ideally situated in this favoured central location close to highly regarded schools, local shops, convenient bus routes and the mainline station. Offered with no forward chain, the property has been recently redecorated with new carpets and provides flexible accommodation, a south-facing rear garden, and off-road parking.

This attractive semi-detached property offers versatile and well-proportioned accommodation arranged over two floors. Upon entering, a welcoming entrance hall features a UPVC front door, frosted windows, useful storage cupboards and traditional detailing including a dado rail.

To the front, the living room is bright and inviting with a double glazed bay window, exposed wood flooring and a feature gas fireplace. To the rear, the dining room enjoys views over the garden and direct access outside, also benefiting from exposed wood flooring and a further gas fireplace.

The kitchen is fitted with a range of wall and base units, complemented by tiled walls, a one-and-a-half bowl sink/drain, integrated electric double oven and gas hob with cooker hood, and space for additional appliances. Multiple windows and a door provide excellent natural light and access to the rear garden.

A further reception room or fourth bedroom is located on the ground floor, offering flexibility for family living, home working or guest accommodation.

Upstairs, the landing leads to three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The family bathroom is fitted with a panel enclosed bath, separate shower cubicle, wash hand basin and WC, along with tiled walls and a storage cupboard.

Externally, the property features a south-facing rear garden with lawn, mature trees and shrubs, patio area and gated side access. To the front, there is an enclosed garden with flower beds and a driveway providing off-road parking.

## Key Features

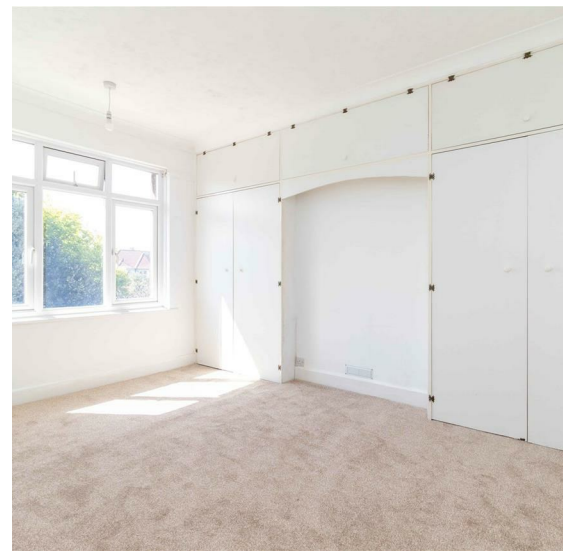
- Favoured central location close to schools, shops and mainline station
- Semi-detached family home with versatile accommodation
- Four bedrooms / two reception rooms
- Bright living room with bay window and feature fireplace
- Dining room with direct access to the rear garden
- Well-equipped kitchen with integrated appliances
- South-facing rear garden with patio and mature planting
- Driveway providing off-road parking
- No forward chain, recently redecorated with new carpets
- Council Tax Band D | EPC Rating D



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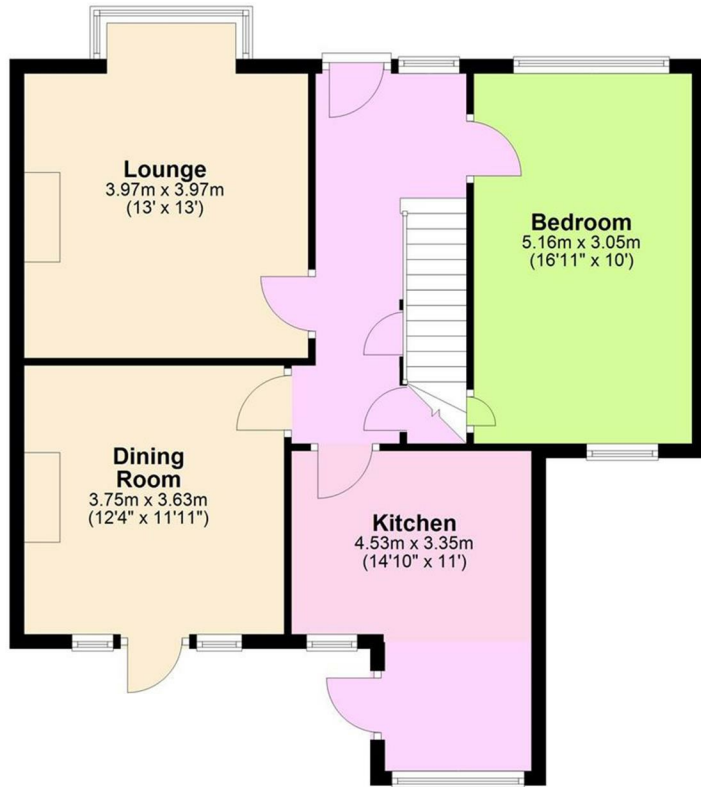
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# Floor Plan Shermanbury Road

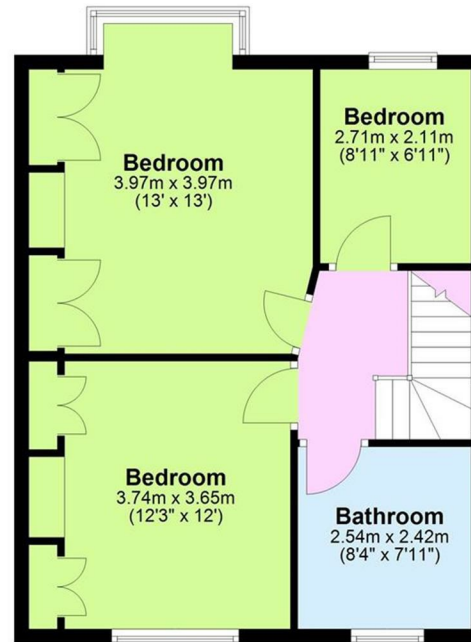
## Ground Floor

Approx. 71.5 sq. metres (769.7 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



Total area: approx. 120.3 sq. metres (1294.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
		79			
		56			

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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