



£1,600

## Kingsland Road, Worthing

- Mid Terrace Family Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Refurbished Kitchen
- Rear Garden
- EPC Rating - TBC
- Council Tax Band - C
- AVAILABLE NOW

Robert Luff and Co are delighted to offer to the market this mid terrace family home, situated in the heart of Broadwater, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, open plan lounge/dining room, kitchen, three bedrooms and family bathroom. Other benefits include rear garden. AVAILABLE NOW

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
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## Accommodation

### Entrance Hall

Part-glazed new front door into entrance hall. Radiator. Herringbone laid wood floor.

### Dining Area

Double-glazed window to rear. Radiator. Under stairs storage cupboard. Space for dining room table and chairs. Spot lights. Throughway to:

### Lounge

Double-glazed bay window to front. Radiator. TV point. built in cupboard housing electric meters. Spot lights.

### Kitchen

Refitted kitchen. A range of matching high gloss wall and base units. Worktop incorporating sink with mixer tap and drainer. Built in oven. Four ring hob. Extractor fan. Integrated fridge/freezer, dishwasher and washing machine.

Wall mounted cupboard enclosed boiler. Radiator. Space for formal dining table and chairs. Part-tiled walls. Spotlights. Double-glazed window overlooking garden. Double-glazed door to garden.

### First Floor landing

Stairs to first floor. Loft hatch.

### Bedroom One

Double-glazed bay window to front. Further double-glazed window. Radiator.

### Bedroom Two

Double-glazed window to rear. Radiator.

### Bedroom Three

Double-glazed window to rear. Radiator.

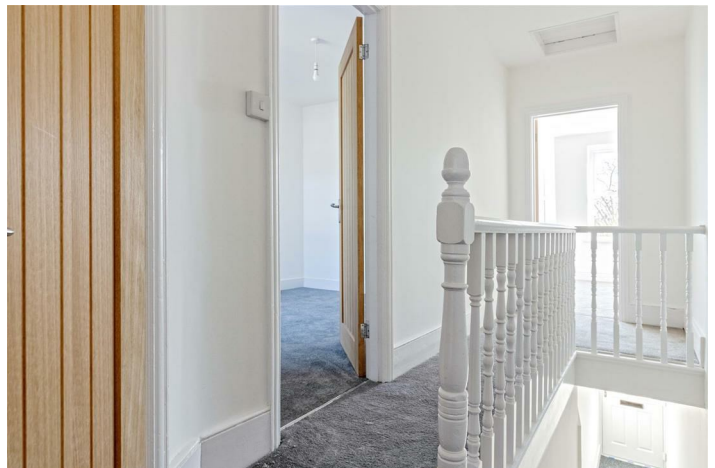
### Bathroom

Newly refitted bathroom. Panel enclosed P shaped bath with mixer taps, with wall mounted floating shower. Wash hand basin set into vanity unit. Low level flush WC. Chrome heated towel rail. Fully tiled walls. Spotlights. Frosted double-glazed window to side.

### Outside.

### Rear Garden

Mainly laid to lawn. Patio area. Raise shrub border. Brick built storage shed. Gate providing rear access.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

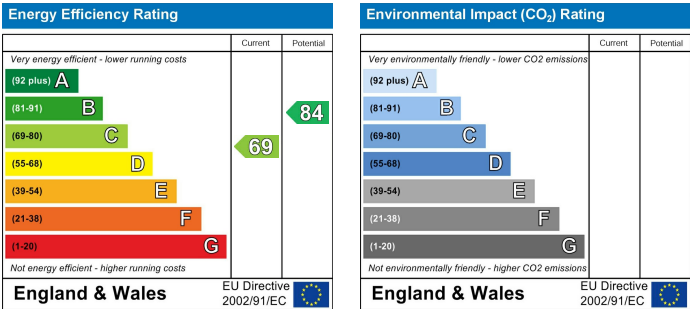
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Total area: approx. 86.4 sq. metres (930.5 sq. feet)



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