



## Leigh Road, Worthing



Price  
£370,000  
Freehold

- Terraced Family Home
- Recently Fitted Kitchen
- Modern Bathroom
- Potential For Off-Road Parking
- Three Bedrooms
- Well Maintained Garden
- CHAIN FREE
- EPC Rating - C

We are delighted to offer to market this well-presented mid-terraced family home ideally situated close to local shops, parks, restaurants, schools and the A27. Downstairs the accommodation offers an entrance hallway, living room and a recently fitted kitchen. Upstairs, over two floors, the property has three bedrooms, a bathroom, a shower room and a storage area. Other benefits include a rear garden and the potential to get off-road parking.

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Robert  
Luff & Co  
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## Accommodation

### Agent Notes

All front double glazing, door and first floor glazing has 11 years left on warranty. Direct fibre to premises. Whole house recently re-plastered. New electric circuit board. Carpeted upstairs three years ago. Google nest heating. Recently replaced roof with artificial slates.

### Lounge 15'5" x 10'6" (4.71 x 3.21)

Double glazed bay window with fitted shutters and window seat. Radiator. Feature fireplace with wood mantle. Pine laminate flooring.

### Kitchen 13'7" x 8'11" (4.16 x 2.72)

Smeg electric oven and four ring gas burner with overhead extractor. Quettle filtered, boiling, hot and cold tap. Integrated dishwasher. Space for fridge/ freezer and washing machine. Under stairs storage. Franke composite basin and drainer. Tiled splashback. Soft closing wall, base and draw units and shelving. Breakfast bar. Socket with USB port. Vertical radiator. Spotlights and dimmer switch. Double glazed windows and door to rear garden.

### Bathroom 8'2" x 6'7" (2.49 x 2.02)

Cupboard with combi boiler (six years old). Wall mounted heated towel rail. Low level flush WC. Basin and pedestal. Tiled splashback. Bath. Double glazed window. Extractor fan.

### Bedroom Two 10'11" x 10'6" (3.35 x 3.21)

Double glazed window. Radiator. Fitted shutters. Large storage cupboard with shelving and rail.

### Bedroom Three 11'6" x 6'7" (3.53 x 2.03)

Double glazed window. Wall mounted shelves.

### Upper Landing

Double glazed velux window with integrated blackout blind. Spotlights. Carpeted.

### Bedroom One 16'9" x 9'0" (5.11 x 2.75)

Double glazed dual aspect windows and velux with integrated black out blinds. Eaves storage. Views of the South Downs. Spotlights. Radiator.

### En-Suite Shower Room 7'8" x 5'1" (2.36 x 1.57)

Tiled splashback. Basin and pedestal. Frosted double glazed window. De-mist and illuminated mirror. Ceramic shower tray. Wall mounted shower and controls. Spotlights. Wall mounted heated towel rail. Wall mounted toothbrush charger and shaver point.

### Front Garden

Paved. Range of bushes and plants.

### Garden

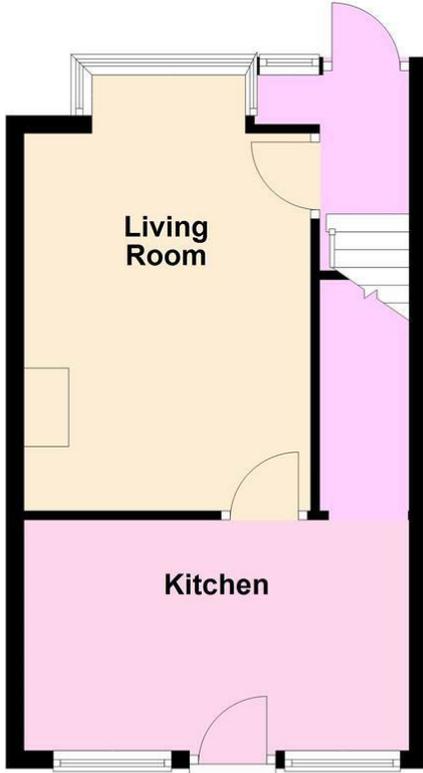
Outside tap. Lawn. Patio area. Storage box. Wendy house. Rear access.



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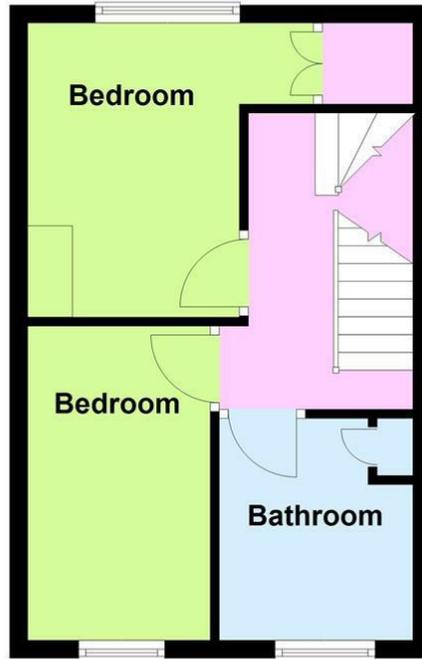
## Ground Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



## Second Floor

Approx. 25.2 sq. metres (271.7 sq. feet)



Total area: approx. 87.4 sq. metres (940.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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