



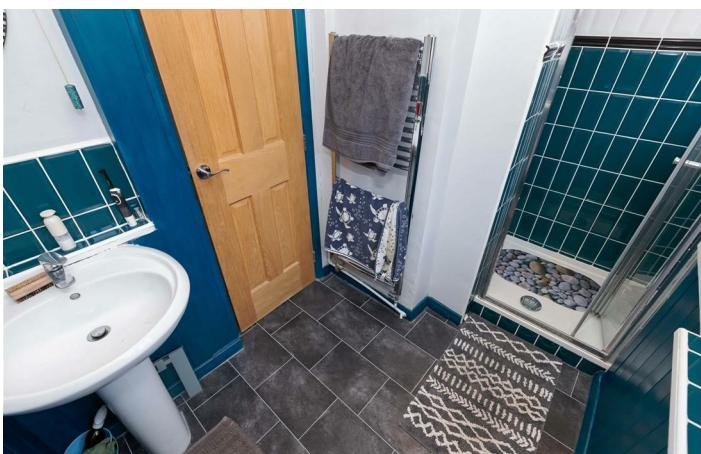
Lanfranc Road, Worthing

Offers Over
£335,000
Freehold

- Mid-Terraced Home
- Downstairs Bathroom
- Enclosed Rear Garden
- Ideal West Worthing Location
- Three Bedrooms
- Close to Train Stations
- Council Tax Band - B
- EPC Rating - D

A beautiful character filled, mid-terraced house ideally situated in this popular Tarring location close to shops, transport links, parks, schools, amenities and not too far from Worthing seafront. Accommodation offers entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. The property also benefits from both front and rear gardens.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Accommodation

Front Garden

Pebbles with mature plants and pathways to front door.

Glass panelled front door leading to:

Hallway

Exposed floorboards, radiator, dado rail, coving and spotlights.

Lounge 11'7" x 10'2" (3.54 x 3.11)

Double glazed windows, radiator, spotlights, coving, exposed floorboards. Working fireplace with surround and granite hearth. Opening to:

Dining Room 10'6" x 10'4" (3.21 x 3.17)

Double glazed window, coving, exposed floorboards, under stair storage.

Kitchen 8'8" x 8'4" (2.65 x 2.55)

Country style base units with shelving and iron brackets, tiled splash backs, space for oven, basin and drainer, space for washing machine and fridge/freezer, traditional window and glass panelled door. Door to:

Lean To

Outside tap, shelving and hanging rails, double glazed door leading to rear garden.

Bathroom

Part tiled walls and wood panelling, basin and pedestal, double glazed frosted windows, heated towel rail, shower with bi-folding door and wall mounted rainfall shower and attachment.

Landing

Coving, picture rail, exposed floorboards and loft access.

Separate WC

WC with double glazed window.

Bedroom One 13'10" x 11'7" (4.22 x 3.54)

Dual aspect double glazed windows, two radiators, recessed shelving and hanging rails, exposed floorboards.

Bedroom Two 10'5" x 8'9" (3.19 x 2.67)

Exposed floorboards, original sash window, radiator, coving, recessed shelving and hanging rail.

Bedroom Three 9'3" x 8'8" (2.83 x 2.65)

Exposed floorboards, double glazed window, coving and cupboard housing combi-boiler.

Rear Garden

Lawn with mature tree, bushes and plants.



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

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Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.