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We are delighted to offer this beautifully presented three-bedroom semi-detached bungalow situated in a sought-after cul-de-sac in Worthing, ideally located close to local schools, parks, bus routes, shops, East Worthing train station, Worthing town centre, Worthing Hospital, the seafront, and Splashpoint Leisure Centre. The property further benefits from off-road parking, a garage with workshop, a versatile extension, and a low-maintenance rear garden.

The property is entered via a bright south-facing lounge with wooden flooring, a feature fireplace, and double-glazed windows. The lounge leads through to a central hallway providing access to all rooms.

There are three well-proportioned bedrooms. Bedroom one is a generous double with wooden flooring, large rear-facing window, and ample space for freestanding wardrobes and drawers. Bedroom two is also a good double with wooden flooring and a rear garden aspect. Bedroom three is a versatile room that can accommodate a double bed, with carpeted flooring and a large double-glazed window.

The property includes a modern wet room comprising WC, wash hand basin with mirror, electric shower with sit-down shower area and handrail, and a frosted double-glazed window overlooking the garden.

The kitchen is fitted with wood laminate flooring and offers a range of wall and base units, space for a freestanding oven with electric hob, extractor fan, plumbing for a washing machine, space for a fridge/freezer, and a recently installed combi boiler.

An extension to the rear provides a highly versatile additional reception room, currently used as a dining room. This space features laminate flooring, a lockable door separating it from the main accommodation, its own private front entrance, and direct access to the rear garden. It is ideal as a home office, playroom, or additional living space.

Externally, the rear garden is fully paved and low maintenance with pebble areas and scope to be returned to lawn if desired.

The property also benefits from a garage with up-and-over door, power and lighting, and an adjoining brick-built workshop, offering excellent potential for storage or home working.

To the front, there is off-road parking for one vehicle in front of the garage.

## Key Features

- Semi-detached three-bedroom bungalow
- Sought-after cul-de-sac location in Worthing
- South-facing lounge with wooden flooring
- Three well-proportioned bedrooms
- Modern accessible wet room
- Versatile extended reception/dining room
- Fitted kitchen with ample storage and appliances
- Garage with workshop space and power
- Off-road parking and low-maintenance rear garden
- Council Tax Band C | EPC Rating D



[robertluff.co.uk](http://robertluff.co.uk)

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# Floor Plan Halsbury Close

**Floor Plan**  
Approx. 99.6 sq. metres (1071.9 sq. feet)



Total area: approx. 99.6 sq. metres (1071.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)	A		(92 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		
England & Wales		EU Directive 2002/91/EC	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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