



Offers In Excess Of  
**£400,000**  
Freehold

## Dahlia Road, Worthing

- Detached Family Home
- Family Bathroom and En-Suite
- Car Port and Off-Road Parking for Two cars
- EPC Rating B (84)
- Three Good Sized Bedrooms
- Kitchen/Breakfast Room
- Persimmon Home Built Circa. 2018

Robert Luff & Co are delighted to offer to the market, this beautifully decorated detached Persimmon home, built in 2018, situated in the West Durrington Area of Worthing. Accommodation comprises of lounge, spacious kitchen/breakfast room, downstairs WC, 3 double bedrooms, bathroom. Other benefits include west facing rear garden, car port, and off-road parking for two cars.

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**Robert  
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## Accommodation

### Entrance Hall

Double-glazed door to hall. Limed wood floor. Thermostat Radiator.

### Lounge 18'5 x 10'3 (5.61m x 3.12m)

Double-glazed window to front. Double-glazed french doors to garden. Limed wood floor. Two Radiators. TV point

### Kitchen 18'7 x 9'5 (5.66m x 2.87m)

Two double-glazed windows. Beautiful range of Two tone high gloss base and wall units. Wood effect worktops with one and half bowl sink unit with mixer tap. Integrated electric oven and hob. Extractor fan. Integrated breakfast bar. Integrated fridge/freezer. Under cupboard lighting and plinth lights. Tiled floor. Two radiators. Space for breakfast/dining room table. Dimmer Switch. Cupboard housing electric meters. Door leading to utility room

### Utility Room

Matching Kitchen base and wall units. Space for washing machine and tumble dryer. Tiled floor. Radiator. Double-glazed door to rear car port area. Cupboard enclosing boiler. Radiator. Door leading to:

### Downstairs WC

Low level flush WC. Pedestal wash basin. Tiled splash back.

Stairs leading to:

### First floor landing

Loft hatch. Cupboard with slatted shelves.

### Bedroom One 18'5 (into dressing room area) x 10'9 (5.61m (into dressing room area) x 3.28m)

Dual aspect double-glazed window. Two radiators. TV point. Door leading to:

### En-Suite

Frosted double-glazed window. Low level flush WC. Pedestal Hand wash basin with splash back. Large shower with sliding door and fitted shower. Radiator.

### Bedroom Two 10'8 x 8'5 (3.25m x 2.57m)

Dual aspect double-glazed window. Radiator

### Bedroom Three 7'5 x 9 (2.26m x 2.74m)

Double-glazed window. Radiator

### Family Bathroom

Frosted double-glazed window. Panel bath with glass panel shower screen and mixer tap. Fitted shower. Pedestal hand wash basin. Low level flush WC. Tiled splash back walls. Radiator.

### Outside

#### Rear Garden

Spacious west facing rear garden, enclosed with fence and walls. Large decking area. Timber shed. Lawn area and further decking area to rear. Decorative gravel flower borders. Outside tap. Power points. Gates to rear car port area.

#### Car port

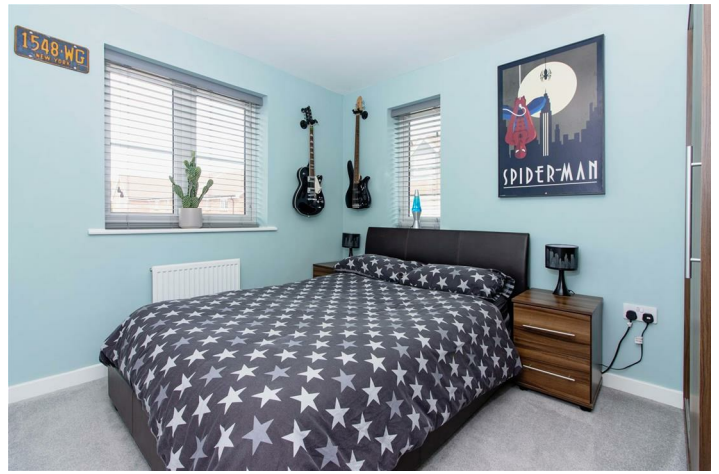
Car port and parking for two cars.

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

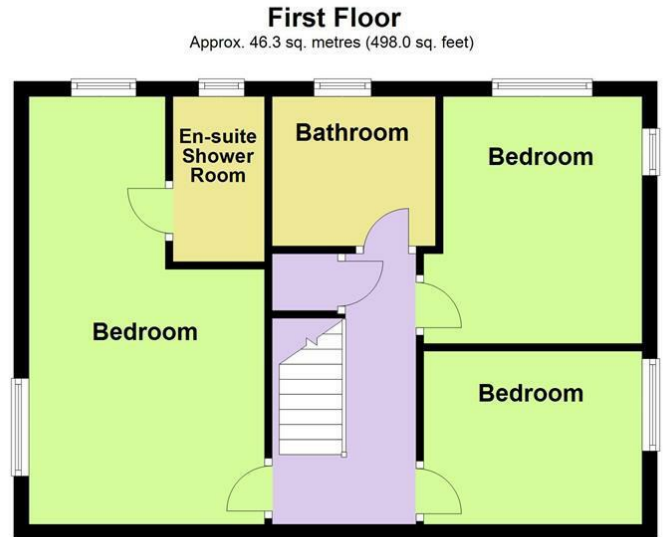
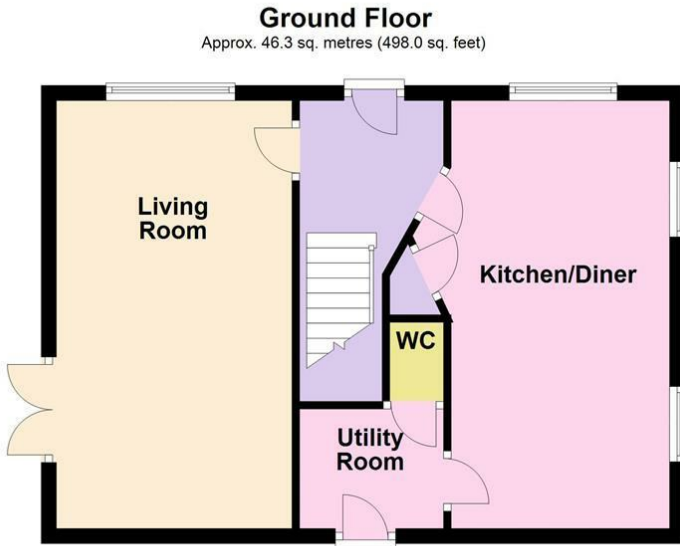
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# Floorplan



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</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.