



## Rectory Road, Worthing



Offers In Excess Of  
£675,000  
Freehold

- Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Principle Bedroom with En-Suite Bathroom
- West Facing Rear Garden
- Workshop
- EPC Rating - D (57)
- Freehold
- Council Tax Band - E

\*\*\* OPEN HOUSE - CALL TO BOOK AN APPOINTMENT \*\*\*

Robert Luff and Co are delighted to offer to the market this semi-detached family home, situated in this popular Thomas A Becket school catchment area, with locals shops, parks, bus routes and mainline station all nearby. Accommodation offers entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room, four bedrooms, principle with en-suite and family bathroom. Other benefits include West facing rear garden, brick built storage/workshop and a wealth of original features. Viewing is highly recommended.

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## Accommodation

### Entrance Porch

Front door leading to porch. Space for hanging coats. Door leading to:

### Entrance Hall

Double-glazed window to side with shutters. Telephone point. Radiator. Picture rail. Under stairs cupboard. Oak wood block Floor.

### Lounge 14'10" x 14'5" (4.53 x 4.40)

Double-glazed bay window to front with shutters. Two radiators. TV point. Telephone point. Feature original fireplace. Picture rail. Oak wood block floor.

### Dining Room 15'11" x 13'1" (4.86 x 3.99)

Double-glazed doors to rear garden. Radiator. Feature original open fireplace. Picture rail. Oak wood block floor.

### Kitchen/Breakfast Room 26'0" x 11'3" (7.95 x 3.44)

Modern fitted Alexander kitchen with a range of matching wall and base units. Worktop incorporating stainless steel one and half bowl sink unit with mixer tap and drainer. Integrated appliances include 'Neff' oven and grill, five ring induction hob, washing machine, dishwasher, fridge/freezer and bins. Cooker hood. Cupboard housing combi boiler. Radiator. Double-glazed doors to rear garden. Two double-glazed windows to side.

### First Floor Landing

Stairs to first floor split level landing. Two loft access points. Two double-glazed windows to side with shutters. Two radiators.

### Bedroom One 14'10" x 14'0" (4.54 x 4.29)

Double-glazed bay window to front with shutters. Radiator. Feature original fireplace. Fitted wardrobe, chest of drawers and storage cupboard. Door leading to:

### En-Suite Shower Room

Alexander refitted shower room. Shower cubicle. Low level dual flush WC. Wash hand basin set into vanity unit. Towel radiator. Part tiled walls. Frosted double-glazed window to front with shutter.

### Bedroom Two 13'0" x 12'9" (3.98 x 3.90)

Double-glazed window to rear with shutters. TV point. Radiator. Feature original fireplace.

### Bedroom Three 11'6" x 11'5" (3.52 x 3.48)

Double-glazed window to front with shutters. TV point. Radiator.

### Bedroom Four 8'0" x 7'4" (2.45 x 2.26)

Double-glazed window to side. Radiator.

### Family Bathroom

Alexander refitted bathroom room. Panel enclosed bath. Shower cubicle. Low level dual flush WC. Wash hand basin set into vanity unit. Towel radiator. Part tiled walls. Extractor fan. Two frosted double-glazed windows to side.

### Outside

#### Rear Garden

Brick wall enclosed West facing rear garden. Mainly laid to lawn with feature flower and shrub borders. Patio area to rear and side of property. Gated side access. Greenhouse. Storage shed.

#### Workshop/Storage

Brick built storage/workshop with power and light.





# Floorplan



Total area: approx. 155.4 sq. metres (1673.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		57	
(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.