



Asking Price
£375,000
Freehold

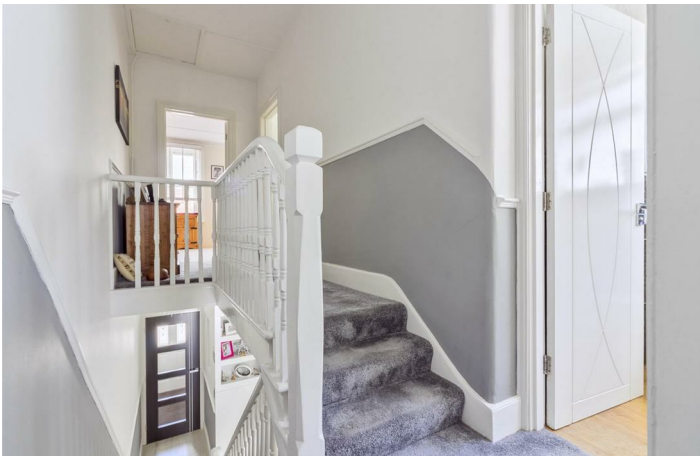
Littlehampton Road, Worthing

- Victorian Family Home
- Kitchen / Breakfast Room
- Landscaped South Facing Rear Garden
- Close to Local Shops, Schools (TAB Catchment area), Parks, Bus Routes and Mainline Station Nearby
- NO FORWARD CHAIN
- Stunning Open Plan Downstairs Living Space
- Three Double Bedrooms
- EPC rating - E
- Favoured West Worthing Location

Robert Luff & Co are delighted to offer to market this well presented mid terraced Victorian family home ideally situated in this favoured West Worthing location close to local shops, schools (TAB Catchment area), parks, bus routes and the mainline station. Accommodation offers entrance hall, open plan bay fronted living / dining room and kitchen / breakfast room. Upstairs there are three double bedrooms and a shower room. Other benefits include a landscaped South facing rear garden with workshop and no forward chain.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Double glazed multi lock door to entrance hall, dado rail, contemporary glassed door to open plan lounge / diner.

Lounge 26'2" x 15'7" (7.98 x 4.75 (7.97 x 4.76))

Double glazed sash window to front, radiator, coving, cast iron fire surround, real flame fire with hearth and wooden surround, tv point, double glazed sash window with view of the rear garden, radiator, under stairs storage cupboard and further recess storage area.

Kitchen 16'1" x 10'7" (4.90 x 3.23)

A wide range of wall and base units including wine rack, work top incorporating one and half bowl sink, induction hob with extractor fan over, Bosch double oven and grill, tiled flooring, with underfloor heating, double glazed sash window, tiled splash back, integrated dishwasher and washing machine, integrated fridge, integrated freezer, double glazed french doors out to the garden, space for breakfast table.

Stairs leading up;

First Floor Landing

Split level landing, loft hatch, dado rail, thermostat.

Bedroom One 15'1" x 15'8" (4.60 x 4.78 (4.59 x 4.77))

Radiator, double glazed sash bay window with further double glazed window, radiator, coving, cast iron fireplace with tile hearth, tv point.

Bedroom Two 11'10" x 10'3" (3.61 x 3.12 (3.60 x 3.13))

Cast iron fireplace with decorative tiled insert, sash style double glazed window, tv point.

Bedroom Three 10'9" x 11'7" (3.28 x 3.53)

Radiator, two fitted wardrobes with hanging and shelving, double glazed sash style window.

Shower Room

Low level flush w/c, pedestal wash hand basin, shower cubicle with glass door and shower, frosted double glazed window, radiator, tiled walls.

Rear Garden

South facing, large decked area perfect for alfresco dining and entertaining, side return storage area, wide range of shrubs and palm trees, decorative flower beds.

Workshop 16'0" x 9'10" (4.88 x 3.00)

With power and light, window and double door leading to shared access to the rear.

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

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

www.robertluff.co.uk



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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.