



## Pines Avenue, Worthing



Offers Over  
£400,000  
Freehold

- Semi-detached House
- Three Bedrooms
- Two Reception Rooms
- Separate WC
- Double Glazing Throughout
- Off Road Parking
- Rear Garden
- EPC Rating - D
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this three bedroom semi-detached house in the sought after Broadwater location close to local amenities, supermarket, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, dining room and kitchen opening onto a large rear garden. Upstairs has three bedrooms, bathroom and a separate WC. Other benefits include double glazing throughout and off road parking.

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## Seperate WC

WC.

## Rear Garden

Laid to lawn. Mature trees and shrubs.

## Front Garden

Lawn area. Car hard standing. Mature trees and shrubs.

## Accommodation

### Front Door

Opening into:

### Entrance Hall

Radiator. Under stair storage.

### Living Room 13'4" x 12'5" (4.08 x 3.80)

TV point. Radiator. Fireplace. Coving. Double glazed window.

### Dining Room 13'2" x 10'2" (4.03 x 3.11)

Radiator. Double glazed doors to rear garden.

### Kitchen 9'5" x 7'10" (2.88 x 2.40)

A range of wall and base units including drawers. Work surface incorporating basin. Tiled splashback. Space for oven, fridge/freezer and washing machine. Storage cupboard. Serving hatch. Radiator. Dual aspect. Double glazed door to rear garden.

### Stairs

Up to :

### First Floor Landing

Storage cupboards. Double glazed window.

### Bedroom One 13'10" x 11'5" (4.24 x 3.50)

Radiator. Double glazed window.

### Bedroom Two 13'3" x 10'9" (4.06 x 3.28)

Radiator. Double glazed window.

### Bedroom Three 9'2" x 6'8" (2.81 x 2.04)

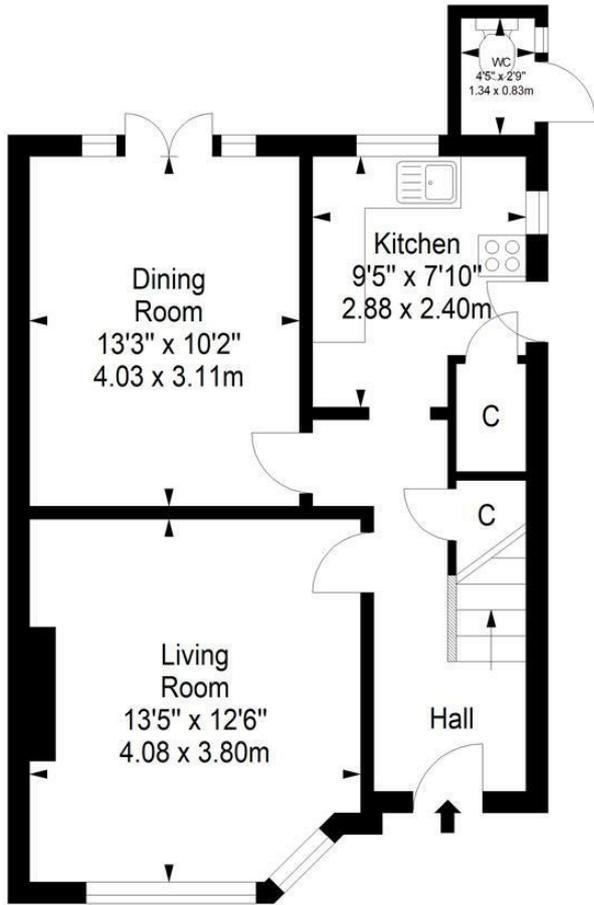
Radiator. Storage cupboards. Double glazed window.

### Bathroom

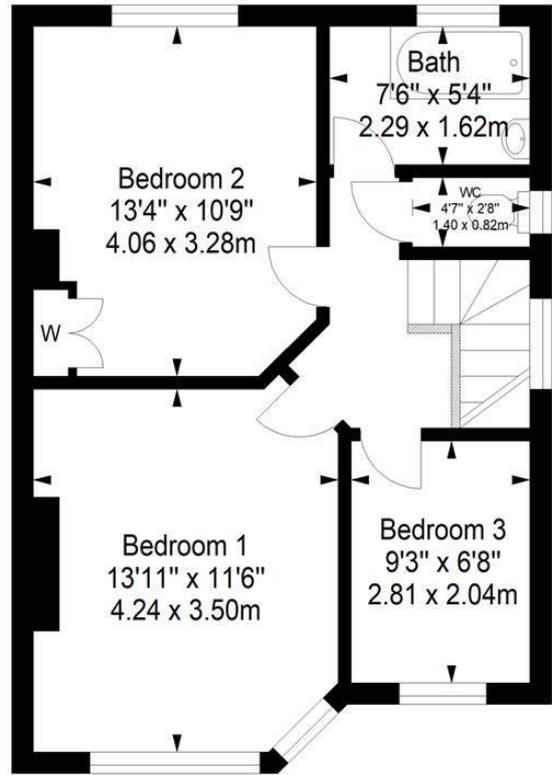
Panel enclosed bath. Wall hung wash hand basin. Part tiled. Radiator. Double glazed window.



Ground Floor



First Floor



Approximate gross internal floor area 92.5 sq m/ 995.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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.