



Asking Price
£325,000
 Freehold

Guildford Close, Worthing

- Terraced Family Home
- Three Good-Sized Bedrooms
- Large Living/Dining Room
- Garage In Compound
- Good-Sized Garden
- Council Tax Band - C
- ***Chain Free***
- EPC Rating - E

We are delighted to offer to market this spacious terraced family home ideally situated in this popular Tarring location close to local shops, parks, restaurants, bus routes and just yards from the mainline station. The property requires some modernisation, accommodation offers an entrance hallway, a large open-plan living/dining room, and a kitchen. Upstairs, there are three bedrooms with two of them being large doubles, a bathroom, and a separate WC. Other benefits include a good-sized rear garden and being CHAIN FREE

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

**Robert
 Luff & Co**
 Sales | Lettings | Commercial



Accommodation

Entrance Hallway

Door to front. Parquet flooring. Radiator. Coat cupboard.

Living Room 16'6" into bay x 13'3" (5.03 into bay x 4.05)

Double glazed window to front. TV and telephone point. Feature gas fireplace. Radiator. Double opening doors to:

Dining Room 8'7" x 8'6" (2.63 x 2.60)

Double glazed sliding patio doors. Radiator.

Kitchen 7'10" x 7'8" (2.41 x 2.34)

Fitted kitchen with wall and base units. Integrated gas hob with cooker hood over. Roll top working surfaces incorporating a sink/drain. Plumbed washing machine. Double glazed window to rear. Tiled splashback. Wall mounted central heating boiler. Pantry. Large understairs cupboard.

Landing

Loft access. Airing cupboard housing hot water tank.

Bedroom One 13'9" x 12'2" (4.21 x 3.72)

Double glazed window to front. Radiator. Built-in wardrobe.

Bedroom Two 12'2" x 8'8" (3.71 x 2.65)

Double glazed window to rear. Radiator. Built-in wardrobe. Phone point.

Bedroom Three 8'8" x 5'10" (2.65 x 1.78)

Double glazed window to front. Radiator. Above stairs storage cupboard.

Bathroom

Double glazed frosted window to rear. Panel enclosed bath with electric shower over. Single pedestal wash hand basin. Tiled walls. Radiator.

Separate WC

Double glazed frosted window to rear. Part tiled walls. Low level flush WC.

Rear Garden

Fence enclosed rear garden with a lawn area, patio area, olive and apple tree, and gated side access leading to a shared passageway out to the front.

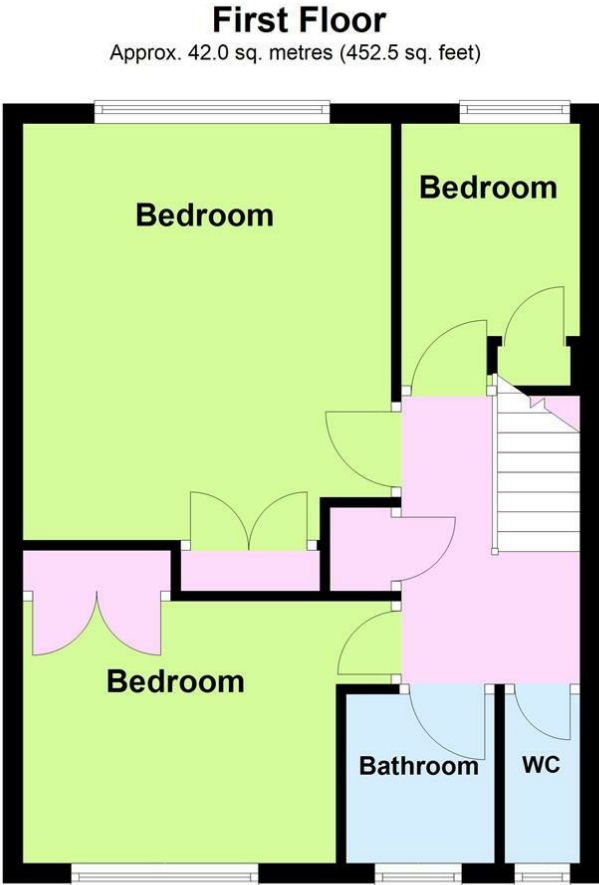
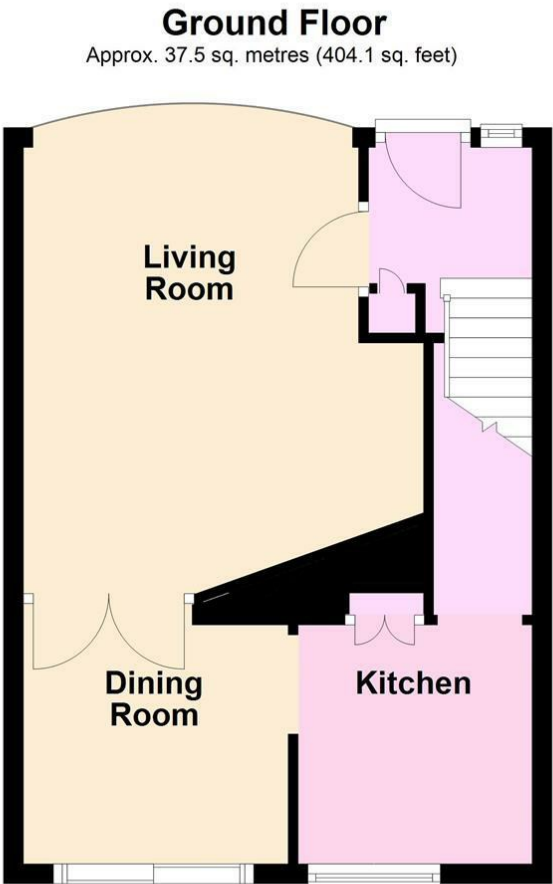
Front Garden

Well-maintained front garden which is laid to lawn with a beautiful fig tree.

Garage

Located in the compound and has an up and over door.





Total area: approx. 79.6 sq. metres (856.6 sq. feet)

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