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## Description

We are delighted to offer to market this beautifully presented, grade II listed, four story flint fronted period family home ideally situated in the heart of Worthing close to town centre shops, the beach, restaurants, bus routes and the mainline station nearby.

Accommodation comprises an open plan lounge/dining room and modern kitchen. Upstairs, over three floors, there are four double bedrooms, and a spacious bathroom. Other benefits include a courtyard garden, beautiful views from the top floors, having a wealth of period features, and NO CHAIN.



## Key Features

- Flint Fronted Town House
- Spacious Lounge/Diner
- Modern Kitchen
- Town Centre Location
- Grade II Listed
- Four Double Bedrooms
- Beautiful Views
- Close To Seafront
- Council Tax Band - C
- EPC Rating - D



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Robert  
Luff & Co



Front door with glass inserts to:

**Open Plan Lounge/ Dining Room**

**6.65 x 4.42 (21'9" x 14'6")**

Period sash windows to front and rear. Recess shelving areas and cupboards. Tiled floor. Large understairs storage cupboard housing electric and gas meters. Two wall light points.

**Kitchen**

**3.75 x 2.08 (12'3" x 6'9")**

Range of high gloss fitted base and wall units. Wood effect working surfaces incorporating a contemporary style black one and a half bowl sink with mixer tap. Fitted electric double oven and four ring electric hob. Extractor fan. Down lights. Space and plumbing for washing machine. Tiled splashback. Space for fridge/freezer. Large attractive double glazed pitched skylight. Wooden three panel bi-folding doors to court yard garden.

**Court Yard Garden**

Tiled floor. Gate for rear access.

**First Floor Landing**

Stairs from ground floor to first floor landing. Exposed wood flooring. Radiator. Door to:

**Bathroom**

**3.20m x 2.34m (10'6" x 7'8")**

Panel enclosed bath with mixer tap. Wash hand basin with mixer tap. Large curved shower with glass screen and door. Fitted shower rainfall head and separate

attachment. Low level flush WC. Tiled splashbacks. Sash windows with obscure sea view. Radiator. Airing cupboard with slatted shelves.

**Bedroom One**

**4.42 x 3.22 (14'6" x 10'6")**

Attractive bedroom with sash cord window with westerly aspect. Flower box. Radiator. Picture rail. Fireplace with tiled insert. Recess shelves.

**Second Floor Landing**

Stairs to second floor. Sash cord window. Door to:

**Bedroom Two**

**4.39m x 3.22m (14'4" x 10'6")**

Westerly aspect sash window. Radiator. Exposed wood flooring. Picture rail.

**Bedroom Three**

**3.25m x 2.87m (10'7" x 9'4")**

Picture rail. Radiator. Sash window with views of Worthing's popular pier and the sea. Shelled recess area and hanging area.

**Third Floor Landing**

Further stairs leading up to third floor. Door to:

**Bedroom Four**

**3.96m x 3.70m (12'11" x 12'1")**

Velux double glazed window with blind. Sea views. Further double glazed window with westerly aspect.



# Floor Plan Prospect Place

## Prospect Place



Approximate Gross Internal Area = 114.34 sq m / 1230.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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>65</b>	<b>87</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 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>65</b>	<b>87</b>
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