



## Sunningdale Road, Worthing

Offers In Excess Of  
**£350,000**  
Freehold

- Semi-Detached Bungalow
- Two Bedrooms
- South Facing Garden
- NO CHAIN
- Off Road Parking
- Garage
- EPC Rating - E
- Council Tax Band - C

We are delighted to offer to the market this two bedroom semi-detached bungalow, this is a perfect opportunity for complete refurbishment and potential extension to the rear and into the loft space given the correct planning permissions. Accommodation offers kitchen with a pantry, lounge/diner, two good sized bedrooms and a bathroom. Other benefits include a South facing rear garden, ample off road parking and a garage with local shops, amenities, schools, parks, bus routes and mainline station all nearby. NO CHAIN

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**Robert  
Luff & Co**  
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## Accommodation

### Front Door

Opening into:

### Entrance Hallway

Cupboard housing electric meters. Radiator. Loft access.

### Kitchen 9'1" x 7'3" (2.77 x 2.23)

Larder cupboard. Boiler cupboard. Radiator. Window. Door to rear porch.

### Lounge 13'2" x 11'6" (4.03 x 3.53)

Electric fire. Radiator. Door opening into:

### Sunroom 8'3" x 7'3" (2.54 x 2.22)

Triple aspect windows. Door to garden.

### Bedroom One 12'1" x 12'1" (3.70 x 3.70)

Radiator. Bay window.

### Bedroom Two 9'1" x 7'6" (2.78 x 2.31)

Radiator. Window.

### Bathroom 5'10" x 5'6" (1.80 x 1.70)

WC. Wash hand basin. Bath. Tiled splash back. Radiator. Window.

### Rear Garden

South facing. Lawn area. Mature trees and shrubs. Apple tree. Shed. Rear garage access.

### Front Garden

Off road parking. Lawn area with mature bushes, shrubs and an Apple tree. Access to garage.

### Garage



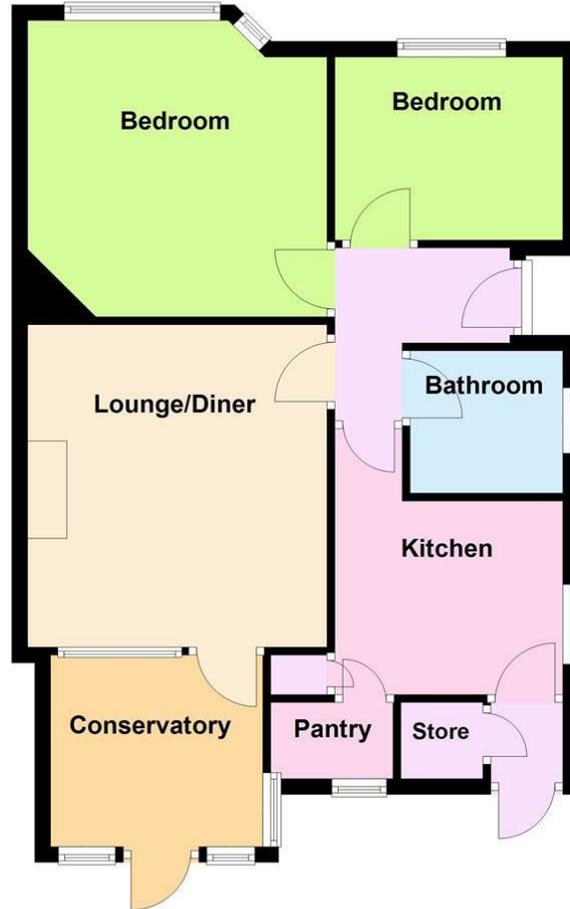
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## Floor Plan

Approx. 65.2 sq. metres (702.2 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(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.