



Offers In Excess Of  
£400,000  
Freehold

## Graham Road, Worthing

- Terraced Family Home
- Lounge/Dining Room
- Courtyard West Facing Rear Garden
- EPC Rating - C (70)
- Council Tax Band - C
- Four Bedrooms
- Modern Kitchen
- Town Centre Location
- Freehold

Robert Luff and Co are delighted to offer to the market this mid-terrace family home spread over three floors, situated in the heart of Worthing Town centre, close to town centre shops, restaurants, parks, the beach, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen/breakfast room, three good sized bedrooms, bathroom and separate WC. Other benefits include a West facing courtyard garden.

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Luff & Co**  
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## Accommodation

### Entrance Hall

Front door leading to hall. Oak effect floor. Period radiator. Picture rail. Decorative coving. Understairs storage cupboard with space and plumbing for washing machine and under floor heating controls.

### Lounge 13'11" x 11'2" (4.25 x 3.41)

Double-glazed sash style bay window to front. Dimmer switch. Shelved recess. Decorative cast iron fire surround with tiled insert and hearth. Period radiator.

### Dining Room 11'8" x 9'3" (3.57 x 2.82)

Oak effect floor. Dimmer switch. Period radiator. Wired in speaker system. Open plan entrance through to:

### Kitchen/Breakfast Room 21'8" x 13'10" (6.62 x 4.23)

A range of matching handleless contemporary style two tone wall, base units and pan drawers with under cupboard lighting. Worktops incorporating a stainless steel sink unit with mixer taps. Cupboard enclosed 'Worcester' boiler. Integrated fridge/freezer. Matching 'Siemens' electric ovens. Integrated four ring electric hob with extractor fan over. Integrated 'Neff' dishwasher. TV point. Central island breakfast bar. Integrated ceiling speakers. Dimmer switches. Wine cooler. Tiled kitchen floor. Bin drawer. Double-glazed double opening french doors leading to garden. Double-glazed window. Velux window. Underfloor heating.

### First Floor Landing

Stairs leading to first floor. Loft hatch. Dado rail.

### Bedroom One 13'1" x 11'8" (3.99 x 3.57)

Double-glazed sash style window. Period radiator. A wide range of grey fronted fitted wardrobes with hanging space and shelves.

### Bedroom Two 9'2" x 8'4" (2.81 x 2.56)

Double-glazed window. Radiator. Down lights.

### Bedroom Three 10'3" x 8'9" (3.13 x 2.67)

Double-glazed window. Radiator.

### Bathroom

Tile enclosed bath with centralised mixer taps, fitted shower with rainfall head and shower screen. Wash hand basin set into vanity unit with mixer tap. Concealed system low level flush WC. Down lights. Tiled walls. Heated towel rail. Frosted double-glazed window.

### Separate WC

Concealed system WC. Metro brick tiling. Frosted double-glazed window.

### Second Floor Landing

Stairs leading to second floor. West facing double-glazed window.

### Bedroom 17'7" x 12'9" (5.36 x 3.91)

Access to eaves storage cupboards. Double-glazed window. Radiator.

### Outside

#### Rear Garden

West facing rear garden. Slate effect laid patio. Gate for rear access. Outside tap.

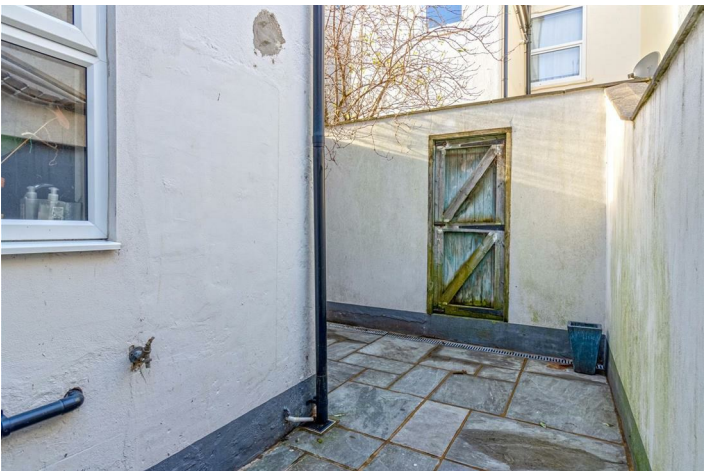
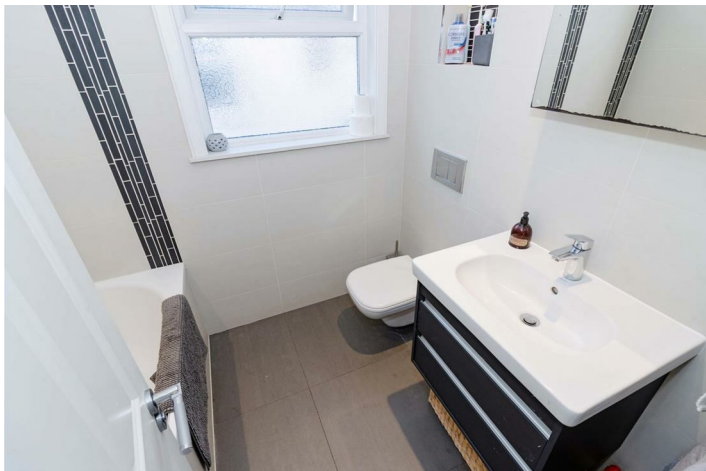
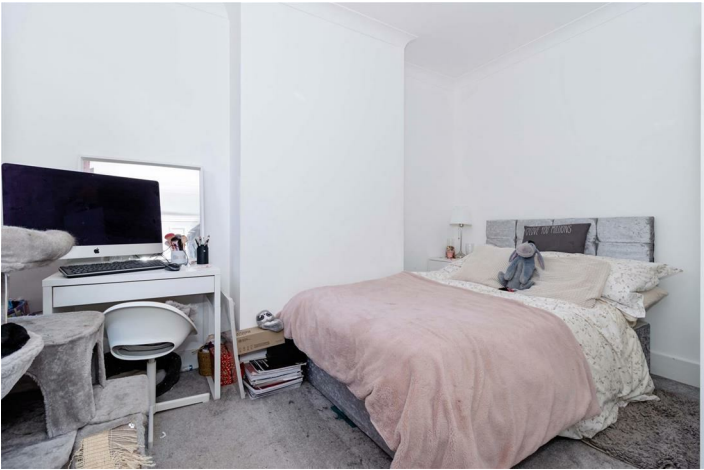
#### Front Garden

Formal front garden.

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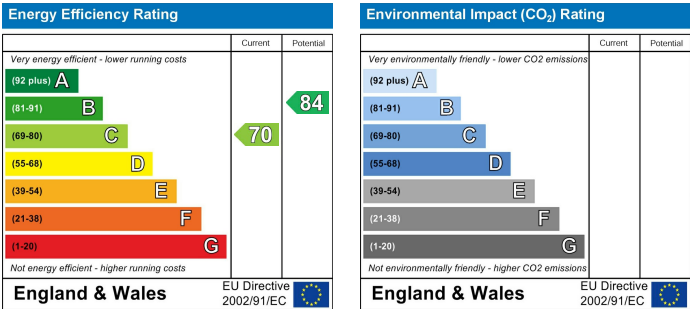




Floorplan



Total area: approx. 134.6 sq. metres (1449.0 sq. feet)



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