



## Dawes Close, Worthing

Asking Price  
£400,000  
Freehold

- Semi-Detached Bungalow
- Three Bedrooms
- Large Conservatory
- Garage
- Large Bay-Fronted Living Room
- Spacious Rear Garden
- EPC Rating - B
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented three-bedroom semi-detached bungalow in this ever-popular Worthing location, close to local shopping facilities, parks, schools, bus routes, the mainline station, Worthing hospital, and Splashpoint leisure centre. The property comprises a spacious kitchen, a bay-fronted living room, three good-sized bedrooms, and a modern family bathroom. Other benefits include a newly laid driveway with off-road parking for multiple vehicles, a spacious conservatory, and a sunny rear garden with a lean-to area.

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**Robert  
Luff & Co**  
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## Accommodation

### Front Garden

Off-road parking for multiple vehicles. Mature trees and plants. Door to:

### Porch

Double glazed door. Wall light.

### Hallway

Radiator. Spotlights. Carpeted. Wall mounted Worcester thermostat. Storage cupboard with shelving.

### Lounge 15'1" x 11'0" (4.60 x 3.37)

Spotlights. Exposed brick chimney breast with tiled hearth and a log burner. Double glazed bay window. Radiator. Exposed floorboards.

### Bedroom One 12'5" x 9'10" (3.79 x 3.0)

Double glazed window. Radiator. Spotlights. Exposed floorboards.

### Bedroom Two 11'9" x 8'7" (3.59 x 2.64)

Double glazed window. Spotlights. Exposed floorboards. Radiator.

### Bedroom Three 8'10" x 7'6" (2.71 x 2.29)

Exposed floorboards. Double glazed windows. Spotlights.

### Bathroom 7'4" x 4'10" (2.26 x 1.48)

Tiled walls. Double glazed frosted window. Low level flush WC. Basin and vanity unit. Heated towel rail. Spotlights. Bath with shower screen and shower attachment.

### Kitchen 13'5" x 7'5" (4.09 x 2.28)

Dual aspect double glazed windows. Worcester boiler. Base and draw units. Breakfast bar. One and a half bowl basin and drainer. Spotlights. Space for washing machine and fridge/freezer. Loft hatch. Four ring electric hob. Space for oven and white goods.

### Conservatory 11'10" x 8'2" (3.62 x 2.51)

Brick base. Triple aspect. Power. Double glazed windows. Double glazed door to:

### Garden

Side access. Decked seating area. Shingle area. Artificial grass. Patio with overhead lean-to, seating and power.

### Garage

Side access. Lighting and power.

### Agent Note

Please note that the property has solar panels included, newly insulated walls, and a spacious loft area with the potential to convert (STNP).

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**Floor Plan**  
Approx. 83.9 sq. metres (903.6 sq. feet)



Total area: approx. 83.9 sq. metres (903.6 sq. feet)

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.