

Robert
Luff & Co

Rusper Road South, Worthing

Freehold - Offers In Excess Of £450,000



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Beautifully Presented 4/5 Bedroom Terraced Home with Garage

We are delighted to offer this beautifully presented and highly versatile four/five-bedroom terraced home, ideally located in a popular residential area. Offering spacious and flexible accommodation throughout, the property further benefits from a south-facing lounge, modern kitchen, garage in a nearby compound, and a well-maintained rear garden. An ideal family home with excellent proportions, early viewing is highly recommended.

Key Features

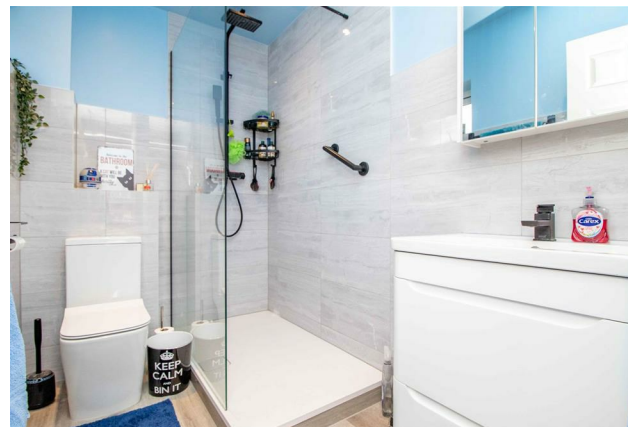
- Beautifully presented four/five-bedroom terraced home
- Bright south-facing lounge
- Separate dining room
- Modern grey-fronted kitchen
- Useful utility room with plumbing for appliances
- Ground floor fifth bedroom/study or home office
- Contemporary shower room on the first floor
- Enclosed rear garden with patio and brick-built storage shed
- Garage located in nearby compound
- Council Tax Band D | EPC Rating D

This very well-presented four/five-bedroom terraced home offers generous and adaptable living space, perfectly suited to modern family life. The ground floor features a bright south-facing lounge, a separate dining room, and a contemporary grey-fronted kitchen with integrated boiler, leading to a practical utility room with plumbing for appliances and direct access to the rear garden.

Also on the ground floor is a flexible fifth bedroom or study, ideal for home working, guests, or additional living space, along with a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, all presented to a good standard, complemented by a stylish modern shower room.

Externally, the rear garden offers a paved patio seating area, ideal for outdoor dining and entertaining, together with a brick-built storage shed. The property further benefits from a garage located in a nearby compound, as well as double glazing and gas central heating throughout.



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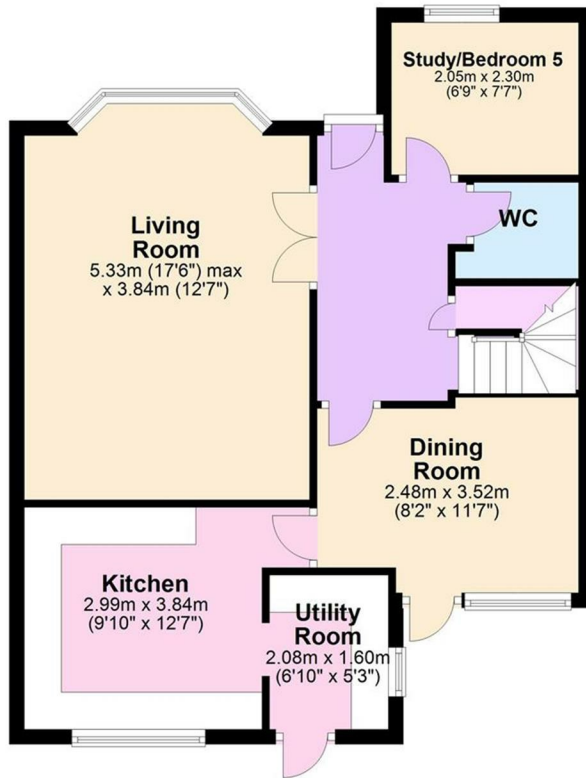
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Floor Plan Rusper Road South

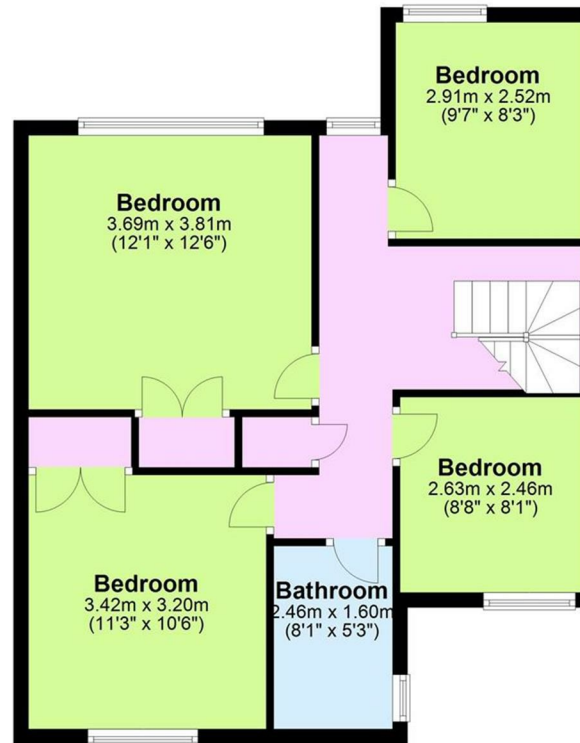
Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Total area: approx. 117.3 sq. metres (1263.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			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.

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