



## St. Anselms Road, Worthing



Offers In Excess Of  
£389,950  
Freehold

- End of Terrace Family Home
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Bathroom and a Shower Room
- Off Road Parking
- Garage
- EPC Rating - TBC
- Council Tax Band - B
- Freehold

Robert Luff & Co are delighted to offer to the market this four bedroom end of terrace family home situated in his ideal West Worthing location close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers kitchen, living room, a further reception room, conservatory, downstairs bathroom and a utility room. Spread across two floors are four bedrooms and a shower room. Other benefits include off road parking and a garage.

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Robert  
Luff & Co  
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## Accommodation

### Front Door

Double glazed. Opening to:

### Entrance

Door into lounge. Stairs up to first floor.

### Lounge 15'13" x 10'04" (4.57m x 3.15m )

Radiator. Exposed brick chimney breast. Wall lights. Double glazed bay window.

### Kitchen 13'26" x 8'11" (3.96m x 2.72m)

A range of white base and wall units with drawers. Black Quartz effect work surface. Five ring electric Rangemaster oven and hob with matching extractor fan. Built in dishwasher. Large under stair storage cupboard housing fridge/freezer and meters. Radiator. Door leading to reception room and inner hallway.

### Reception Room

Radiator. Built in storage. Double glazed window. Doors leading into:

### Conservatory

### Inner Hallway

Doors leading to ground floor bathroom and utility room.

### Bathroom

Bath with shower attachment. Corner shower with wall mounter thermostatic shower. W.C. Wash hand basin set in vanity unit. Tiled. Wall mounted heated towel rail. Double glazed window.

### Utility Room/Workshop

Space for appliances. Cupboards. Shelving. Boiler. Door leading to garage.

### Stairs

From front door leading up to:

### First Floor Landing

Doors to bedrooms. Stairs up to second floor.

### Bedroom Two 10' max x 6'04" (3.05m max x 1.93m )

Radiator. Built in wardrobe with shelving. Double glazed window.

### Bedroom Three 11'30" x 6'28" (3.35m x 1.83m )

Radiator. Double glazed window.

### Bedroom Four 8'03" x 6'30" (2.51m x 1.83m )

Radiator. Double glazed window.

### Stairs

Leading up to:

### Second Floor Landing

Sky light.

### Bedroom One 16'45" x 9'98" (4.88m x 2.74m )

Radiator. Eaves storage. Double glazed windows. Double glazed velux window.

### Shower Room 6'39" x 5' (1.83m x 1.52m )

Corner shower. W.C. Pedestal wash hand basin. Tiles. Wall mounted heated towel rail. Spot lights. Double glazed window.

### Garage

### Front Garden

Off road parking. Pebbled. Access to garage.

### Rear Garden

Patio area with space for outdoor seating. Shingle border. Artificial laid laun area.

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# Floorplan



Total area: approx. 129.1 sq. metres (1389.4 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	

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