



Offers In Excess Of
£475,000
 Freehold

Woodlea Road, Worthing

- Well Presented Mid Terraced Family Home
- Two Reception Rooms
- Master Bedroom with En-Suite & Further Family Bathroom
- Good Sized Enclosed Rear Garden
- Close to Local Shops, Schools, Parks, Bus Routes & Mainline Station Nearby
- Open Plan Kitchen / Breakfast Room
- Four Bedrooms over Two Floors
- EPC Rating - D
- Favoured Tarring Location

Robert Luff & Co are delighted to offer to market this well presented mid-terraced family home ideally situated in this favoured Tarring location with local shops, schools, parks, bus routes and mainline station nearby. Accommodation offers entrance hall, open plan kitchen / breakfast room, living room & snug room. Upstairs over two floors are four bedrooms with the master benefiting from an en-suite and further family bathroom. Other benefits include a good sized enclosed rear garden.

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Accommodation

Double glazed door leading into;

Entrance Hall

Original cornicing, picture rail, radiator, under stairs storage, Amtico style wood effect flooring.

Living Room

Double glazed bay window to front aspect, original cornicing, multi fuel burner, TV point, radiator, Amtico style wood effect flooring.

Snug Room 11'10" into recess x 9'6" (3.61 into recess x 2.90 (3.60 x 2.89))

Double glazed doors to rear, picture rail, radiator, feature fireplace, Amtico style wood effect flooring, opening into;

Open Plan Kitchen / Breakfast Room 21'4" x 9'9" (6.50 x 2.97)

Double glazed window to side and double glazed doors out to the rear, matching range of wall and base units, brick effect tiling for splash back, stainless steel sink inset to worktop, space for Range style cooker, American style fridge freezer, dishwasher and washing machine, Baxi boiler, space to dine, radiator, Amtico style wood effect flooring.

Stairs leading up to;

First Floor Landing

Bedroom Three 14'0" into doorway x 9'10" (4.27 into doorway x 3.00 (4.26 x 2.99))

Double glazed window to rear, picture rail, radiator, telephone point.

Bathroom

Double glazed frosted window, panel enclosed P shaped bath with Mira thermostatic rain shower plus hand held shower, push flush w/c, wash hand basin with storage below and vanity mirror, chrome heated towel rail, Fired Earth Rye Harbour plank style ceramic tiles for flooring.

Bedroom Four 11'10" x 9'7" (3.61 x 2.92)

Double glazed window to rear, picture rail, storage cupboard, radiator, original wood flooring.

Bedroom Two

Double glazed bay window to front aspect with radiator below, (recess on the east wall previously had a shower which has been removed so ideal for en-suite as pipes are still under the floorboards), stripped original wood flooring.

Stairs leading up;

Top Floor Landing

Double glazed window, large storage into eaves.

Master Bedroom 19'3" max x 14'2" max (5.87 max x 4.32 max (5.86 x 4.31))

Velux window to front and further double glazed window, two radiators.

En-Suite

Double glazed window to rear, walk in shower with folding glass door and internal tiling for splash back, pedestal wash hand basin, push flush w/c, radiator, tile effect flooring.

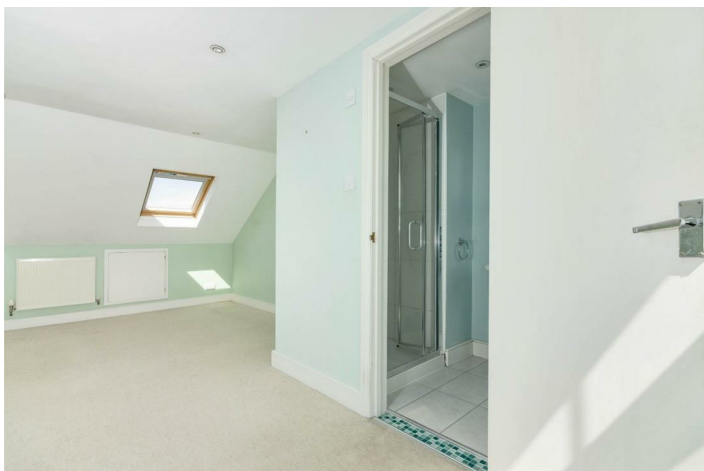
Rear Garden

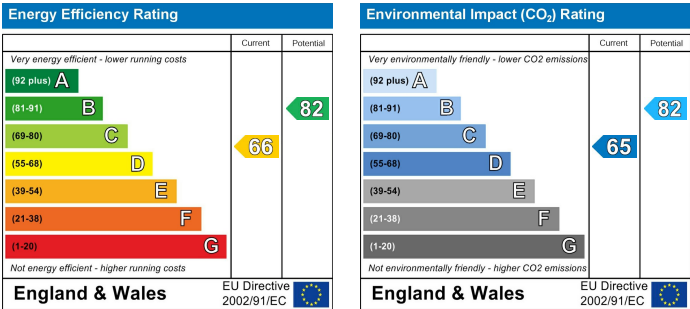
Partly decked for dining, raised flower beds either side of the lawn, hard standing to the rear with summer house.

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