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## Description

We are delighted to offer to the market this beautifully presented, character filled, semi-detached period home, ideally situated in this highly sought after Worthing location close to Worthing Hospital with town centre shops, restaurants, the beach, bus routes and the mainline station nearby.

Accommodation comprises an entrance hallway, a bay-fronted dining room, a spacious living room, a good-sized retro kitchen, and a large conservatory. Upstairs, there are three good-sized bedrooms, one being bay-fronted, and a beautiful Victorian style bathroom. Other benefits include a spacious, secluded south facing garden and original features throughout.

## Key Features

- Semi-Detached Family Home
- Three Good Sized Bedrooms
- Bay-Fronted Dining Room
- Spacious Living Room
- Retro Style Kitchen
- Victorian Bathroom
- Large Conservatory
- South Facing Garden
- Council Tax Band C



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co





### Entrance Hall

Radiator. Original floorboards. Under stairs storage. Picture rail.

### Dining Room

**3.93 x 3.65 (12'10" x 11'11")**

Original floorboards. Original tiled fireplace with surround and hearth. Built-in storage cupboard. Picture rail. Double glazed bay fronted window. Radiator.

### Kitchen

**5.19 x 1.87 (17'0" x 6'1")**

Wall, drawer and base units. Breakfast bar. Four ring gas hob and overhead extractor. Integrated oven. Tiled splashback. One and a half porcelain basin and drainer. Dual aspect double glazed windows. Utility cupboard.

### Living Room

**4.57 x 3.50 (14'11" x 11'5")**

Original floorboards. Picture rail. Fireplace with log burner. Built-in shelving/cupboard. Stripped wood door to conservatory. Stripped floorboards.

### Conservatory

**3.13 x 3.00 (10'3" x 9'10")**

Brick built. Power. French doors to south facing garden. Stripped floorboards.

### Landing

Stripped original floorboards.

Loft access. Picture rail. Side window. Linen cupboard with shelving and housing Baxi boiler.

### Bedroom One

**4.14 x 3.30 (13'6" x 10'9")**

Radiator. Double glazed bay window. Picture rail. Stripped original floorboards. Original tiled fireplace.

### Bedroom Two

**3.45 x 2.17 (11'3" x 7'1")**

Radiator. Double glazed window. Picture rail. Stripped original floorboards. Original fireplace with tiled surround and hearth. Built-in wardrobe.

### Bedroom Three

**2.32 x 2.11 (7'7" x 6'11")**

Stripped original floorboards. Double glazed window. Picture rail. Radiator.

### Bathroom

**2.17 x 1.60 (7'1" x 5'2")**

Double glazed frosted window. Basin and pedestal. Tiled floors. Low level flush WC. Freestanding bath. Tiled splashback.

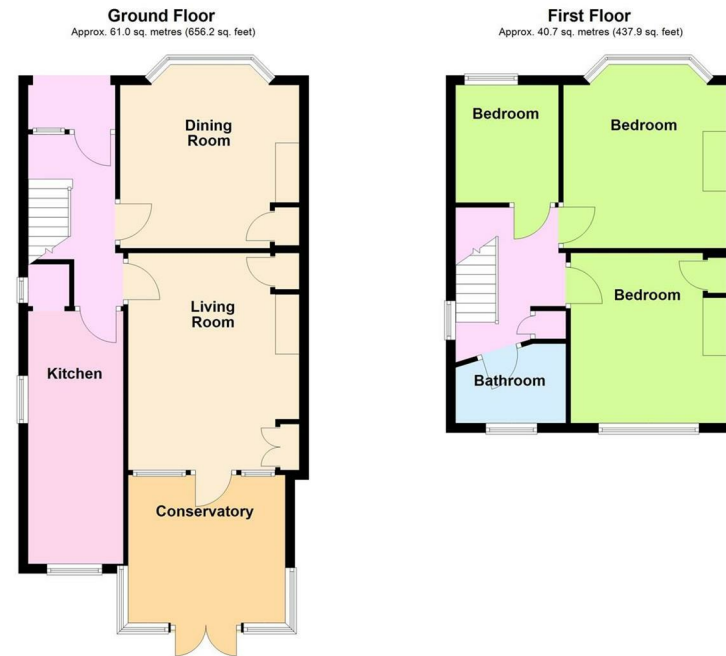
### Garden

South facing garden with a patio area leading to a lawn area with mature trees and bushes.





## Floor Plan Lyndhurst Road



Total area: approx. 101.7 sq. metres (1094.2 sq. feet)



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