



Cedar Avenue, Worthing

Offers Over
£400,000
Freehold

- Semi Detached Bungalow
- Four Double Bedrooms
- Master with En Suite
- Modern Bathroom
- Ample Off Road Parking
- Large Rear Garden
- Popular Salvington Location
- Council Tax Band C
- EPC Rating TBC

We are delighted to offer to market this well presented semi-detached chalet bungalow ideally situated in this favoured Salvington location close to local shops, schools, parks, bus routes and easy access to both A27 & A24 nearby.

Accommodation offers modern kitchen, extended dining/family room, lounge, two ground floor double bedrooms and a bathroom. Upstairs are two further bedrooms, one with an en suite shower room. The property also benefits from double glazing, ample off road parking and a large garden.

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Accommodation

Inner Hallway

Radiator, tiled flooring, ceiling light and stairs.

Kitchen 11'7" x 10'6" (3.54 x 3.22)

Range of grey effect wall and base units, wood surfaces, space for fridge/freezer, electric hob, gas oven, extractor fan, stainless steel one and a half bowl sink with drainer, frosted double glazed window, power points, tiled splashback and archway leading to:

Dining Room/Family Room 22'2" x 8'5" (6.77 x 2.59)

Tiled floors, french doors leading to garden, radiators, double glazed door leading into side access, skylight and spotlights.

Lounge 14'10" x 11'5" (4.53 x 3.50)

Carpets, radiator, tv point, power points and ceiling light.

Bathroom 7'8" x 6'0" (2.36 x 1.83)

Tiled flooring, ceiling light, p-shaped bath with rainfall shower above, frosted double glazed window, low flush WC, low level sink, extractor fan and heated towel rail.

Bedroom One 12'3" x 8'11" (3.75 x 2.74)

Laminate flooring, power points, south facing double glazed window, radiator and storage cupboard.

Bedroom Two 12'2" x 10'6" (3.73 x 3.22)

Laminate flooring, power points, south facing double glazed window and radiator.

Bedroom Three 9'11" x 6'7" (3.03 x 2.02)

South facing Velux window, carpets, power point and dimmer switch.

Bedroom Four 11'9" x 10'11" (3.60 x 3.35)

Spotlights with dinner switch, carpets, eaves storage, double glazed window overlooking garden, multiple plug sockets and door leading to:

En Suite Shower Room 7'7" x 6'5" (2.32 x 1.96)

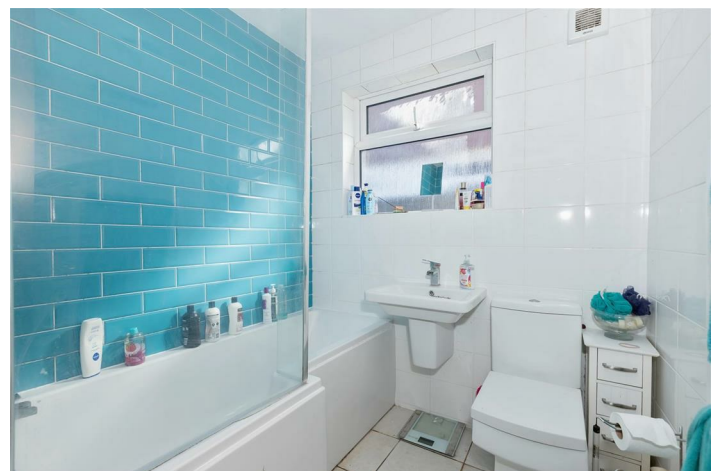
Velux window, extractor fan, spotlights, enclosed shower unit, low level flush WC, eaves storage, heated towel rail, sink and tiled walls.

Garden

Decking area for seating and dining laid mainly to lawn, shed and enclosed fencing.

Parking

Off road parking for multiple cars.



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Floorplan



Total area: approx. 122.6 sq. metres (1319.3 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.