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## Description

We are pleased to present this beautifully presented terraced home, ideally situated in a favoured Salvington location close to local shops, schools, bus routes, and offering easy access to both the A27 and A24.

The property features a bright and spacious lounge/diner with French doors leading to a sunny south-facing rear garden, along with a modern, fully integrated kitchen. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Additional benefits include a private driveway, a length-and-a-half garage with power and light, composite decking in the garden, and direct access from the garden to the garage.

This property is perfect for families, first-time buyers, or commuters seeking comfort and convenience.



## Key Features

- Mid-terraced family home
- Bright lounge/diner with French doors to the rear garden
- Contemporary family bathroom
- Garage (length and a half) with power and light
- Council Tax Band C
- Three good sized bedrooms
- Modern fitted kitchen with fully integrated appliances
- South-facing rear garden with lawn and composite decking
- Private driveway
- EPC Rating C



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### Entrance Hall

Door to front, radiator, wood effect flooring, and under-stairs cupboard.

### Lounge/Diner

**7.25 x 3.31 (23'9" x 10'10")**  
Double glazed window to front, two radiators, TV point, telephone point, and double glazed french doors to the rear garden.

### Kitchen

**2.50 x 2.41 (8'2" x 7'10")**  
Modern fitted kitchen with range of wall and base units, integrated fridge/freezer, integrated induction hob, integrated washing machine and dishwasher, cooker hood, integrated microwave, sink with mixer tap, integrated electric oven, double glazed door to rear garden.

Stairs to:

### First Floor Landing

With loft access.

### Bedroom One

**3.89 x 3.31 (12'9" x 10'10")**  
Double glazed window to front, radiator, feature wood panel wall, and built in cupboard.

### Bedroom Two

**3.49 x 3.36 (11'5" x 11'0")**  
Double glazed window to rear and radiator.

### Bedroom Three

**2.98 x 2.01 (9'9" x 6'59'5")**  
Double glazed window to front and radiator.

### Bathroom

Double glazed frosted window to rear, towel rail, panel enclosed bath with electric shower, low level WC, single pedestal wash hand basin, extractor fan, and part tiled walls.

### Rear Garden

South facing garden, outside power, fence panel enclosed, outside tap, door to access garage, composite decking, and laid to lawn.

### Driveway

Parking for one vehicle.

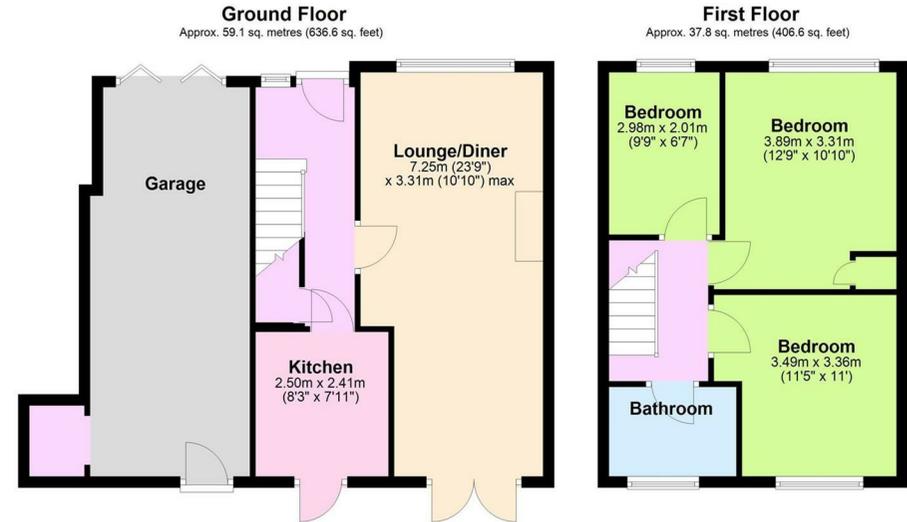
### Garage

**6.68 x 2.89 (21'10" x 9'5")**  
Length and a half, power and light, wall mounted combi boiler, and double opening doors.





# Floor Plan Roedean Road



Total area: approx. 96.9 sq. metres (1043.2 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>87</b>	<b>69</b>
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) <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	
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.