



6



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4



E



Description

Robert Luff & Co are delighted to present this substantially sized detached family home, located on the sought-after private road of Links Road on Worthing Golf Course.

Set in a secluded position and offered in fair condition this property provides an ideal retreat while offering excellent accommodation for a large family or those balancing the modern lifestyle of working from home.

The ground floor boasts an impressive range of living spaces, including a spacious double-aspect sitting room, a dining room, a study, and a family room. The fitted kitchen/breakfast room is complemented by an adjoining utility room, ensuring practicality for day-to-day living.

Additionally, a large conservatory with views of the garden and a downstairs WC enhance the convenience and comfort of this home.

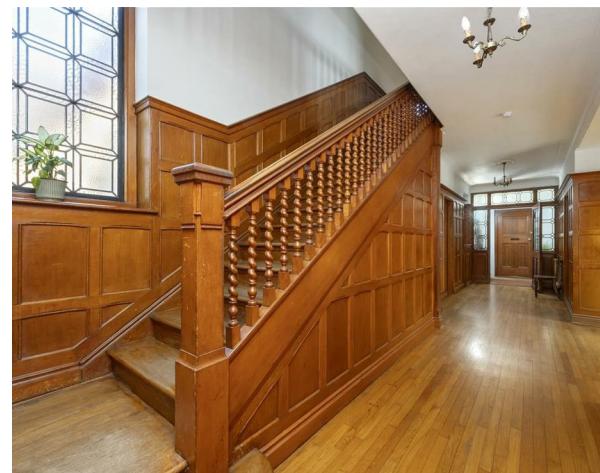
Upstairs, the property offers six bedrooms, a games room complete with a full-sized snooker table, and four bathrooms, making it perfectly equipped to accommodate family and guests.

Outside, the home is complete with a Westerly aspect garden, providing a wonderful space for relaxation or entertaining.

A double garage adds further convenience to this already impressive residence, making it an exceptional family home in a prime location. **SHORT TERM LET IS ALSO AN OPTION**

Key Features

- Exclusive Private Road on Worthing Golf Course
- Six Double Bedrooms
- EPC Energy Rating E (47)
- Games Room with full sized snooker table
- Double garage, West facing garden
- Stunning Detached Character Filled Family Home
- Four Bathrooms
- Double Garage
- Private Drive
- **SHORT TERM LET IS ALSO AN OPTION**





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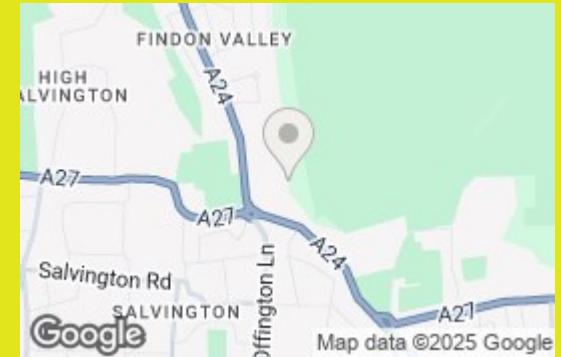
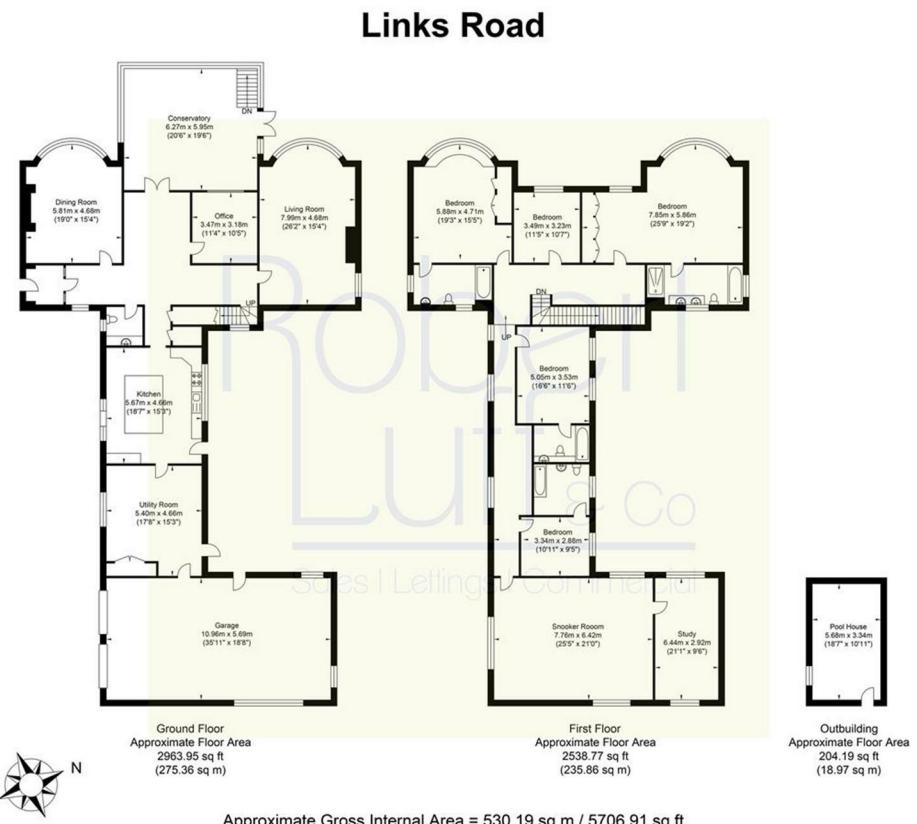


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Floor Plan Links Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	79	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	47	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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