



Salvington Road, Worthing



Price
£425,000
Freehold

- Beautiful Cottage Built in The Early 1800's
- Two Double Bedrooms
- Modern Bathroom
- Utility Room/Downstairs WC
- Living Room & Family Room
- Planning Permission for a Further Two Bedrooms
- Grade II Listed
- Large Rear Garden
- EPC Rating - F
- Council Tax Band - C

A beautiful two bedroom, grade II listed cottage situated in this sought after Salvington district close to local shops, parks, bus routes and easy access to both the A24 and A27. The accommodation offers a living room and a kitchen-diner with a through way to a family room plus a utility room/WC. Upstairs offers two double bedrooms and a modern bathroom. The property benefits from a wealth of original features, a large garden, off road parking and planning permission has been granted for an extension to add a further two bedrooms (reference AWDM/2179/21).

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Front Door

Front door with glass insert opening into:

Living Room 12'2" x 10'11" max (3.71 x 3.34 max)

Wall mounted contemporary style radiator. Picture rail. Wooden fire surround with tiled insert and hearth. Down lights. Westerly aspect double glazed window. Period stripped wood door through to

Kitchen/Breakfast Room 16'7" x 11'0" (5.07 x 3.36)

A range of white fronted shaker style base and wall units including a stack of drawers. Wood effect work surface incorporating a large white sink with drainer and mixer tap. Feature gas run aga oven with boiler. Integrated Zanussi dishwasher. Large breakfast bar area. Tiled floor. Down lights. Dimmer switches. Double glazed window. Striped wood door to under stairs storage cupboard. Stripped wood door to utility room. Through way to:

Family Room 19'7" x 8'2" (5.98 x 2.49)

Herringbone laid wood block flooring. Vertically mounted contemporary style radiator. Fitted Benko electric oven with work surface. Drinks fridge. Down lights. Large double glazed windows with view of rear garden. Double opening double glazed French doors to rear garden.

Utility Room/WC

Concealed system low flush WC. Basin set in a vanity unit with mixer tap. Base and wall units with work surface. Space and plumbing for washing machine and tumble dryer. Space for large fridge/freezer. Radiator. Tiled floor. Part tiled walls. Double glazed window with view of rear garden.

Stairs

Up to:

First Floor Landing

Radiator. Concealed electric meters and consumer unit.

Bedroom One 12'0" x 10'9" (3.66 x 3.29)

Radiator. Storage cupboards with shelving. Double glazed window with view of rear garden.

Bedroom Two 8'10" x 10'1" (2.70 x 3.08)

Radiator. Walk in wardrobe with hanging space. Double glazed window.

Bathroom

Tile enclosed bath with waterfall mixer tap and shower attachment. Fitted corner shower cubicle with sliding doors, fitted shower, rainfall head and separate attachment. Basin set in vanity unit with mixer tap. Low flush WC. Tiled floors. Heated towel rail. Down lights.

Westerly Aspect Garden

Enclosed. Two tiers of laid lawn areas. Raised composite decking area. Patio area. Brick built planters. Large timber built shed. Outside tap. Gate to gravel off road parking area.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Floorplan

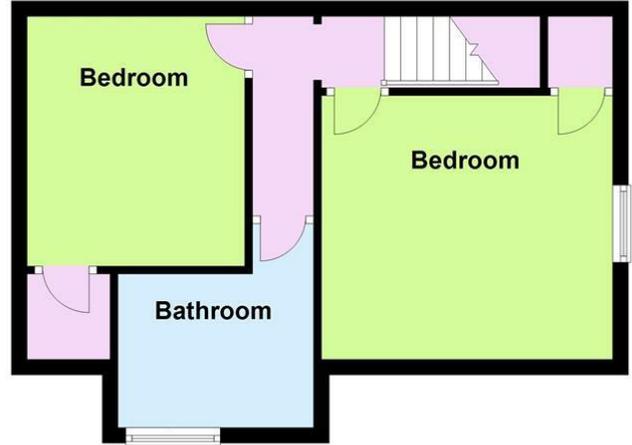
Ground Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 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.

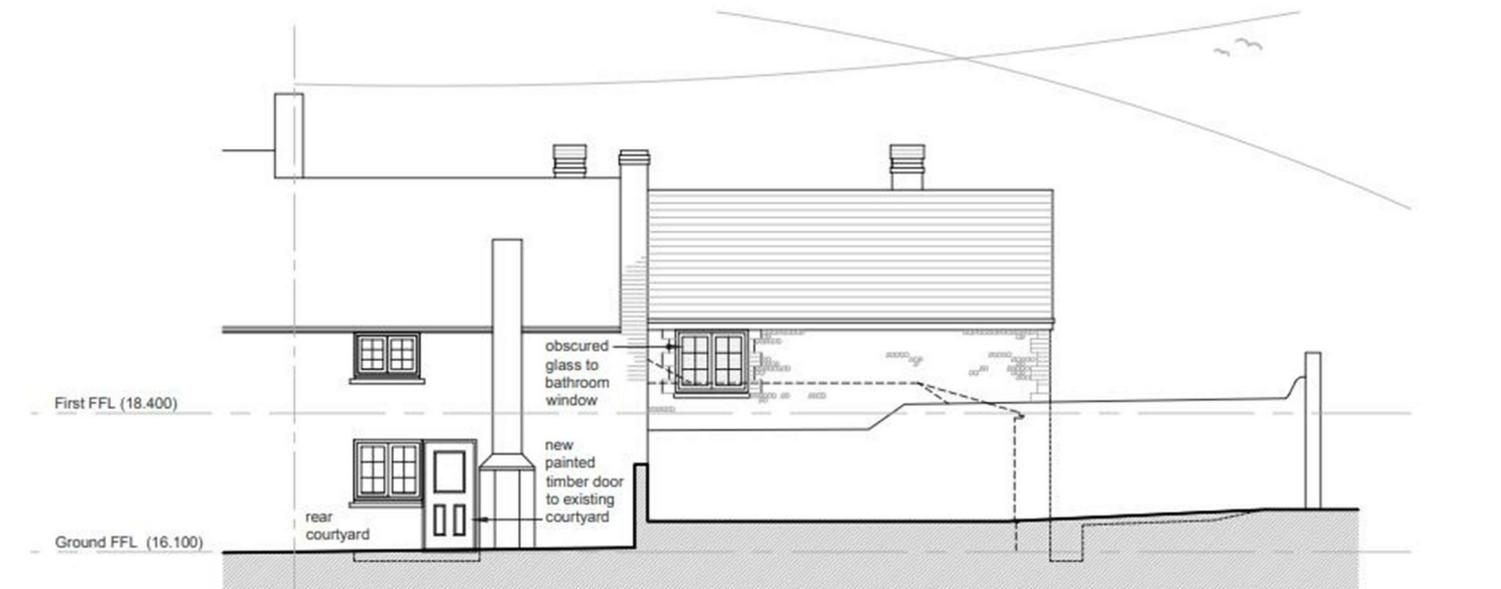
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



Front West Elevation



Rear East Elevation

