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Description

We are pleased to offer to the market this well presented mid-terraced house, ideally situated in this popular East Worthing location close to local shops, schools, parks, bus routes and the mainline station.

Accommodation comprises an open plan lounge/dining room, a kitchen, and lean to/utility room with a separate WC. Upstairs, there are two double bedrooms and a family bathroom. The property also benefits from a generous rear garden and no ongoing chain.

Key Features

- Mid-Terraced Home
- Open Plan Living Area
- Utility Room
- Council Tax Band B
- Two Double Bedrooms
- Ground Floor WC
- Low Maintenance Rear Garden
- No Chain





Entrance Porch

Door into:

Lounge

4.08 x 4.61 (13'4" x 15'1")

With double glazed bay fronted window, tv point, telephone point and radiator.

Dining Room

3.59 x 2.81 (11'9" x 9'2")

Double glazed window to rear and radiator.

Kitchen

3.41 x 1.69 (11'2" x 5'6")

Fitted kitchen with range of base and wall units, sink with drainer, space for oven, part tiled walls, double glazed window and door to rear.

Lean To/Utility Room

3.56 x 2.29 (11'8" x 7'6")

With plumbing for washing machine, double glazed window and doors out to rear garden, storage cupboard and power.

Ground Floor WC

With high level flush WC and a window.

Landing

Access to loft.

Bedroom One

3.77 x 3.43 (12'4" x 11'3")

Double glazed window to front, radiator and tv point.

Bedroom Two

3.43 x 2.40 (11'3" x 7'10")

Double glazed window to rear and radiator.

Bathroom

2.54 x 2.08 (8'3" x 6'9")

Double glazed frosted window to rear, panel enclosed bath with shower over, dual button WC, wall mounted wash hand basin, tiled walls, a cupboard housing combi boiler and heated towel rail.

Rear Garden

A good size, fully enclosed paved rear garden with a storage shed and gated access.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	71		(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 EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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