



St. Andrews Road, Worthing

Offers In Excess Of
£565,000
Freehold

- Semi-Detached Family Home
- Off-Road Parking
- Spacious Garage/Storage
- Downstairs WC
- En-Suite Shower Room
- Four Double Bedrooms
- Westerly Aspect Garden
- Bay-Fronted Lounge
- EPC Rating - TBC
- Council Tax Band - D

We are delighted to offer to the market this beautifully presented four-bedroom semi-detached family home situated in the ever-popular Tarring location. The property is situated close to local schools, shops, the mainline station, bus services, and having easy access to the A259 and A27, it is the perfect family home. The property comprises an entrance hallway, a bay-fronted lounge, a spacious open-plan kitchen/dining room, and a downstairs WC. Upstairs, there are four double bedrooms, with the main bedroom having an en-suite shower room, and a family bathroom. Other benefits include a converted garage, off-road parking for multiple vehicles, and a westerly aspect rear garden with a summer house.

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Accommodation

Front Garden

Off-road parking for multiple vehicles. Lawn area. Mature trees and bushes.

Entrance

Double glazed front door. Radiator. Understairs storage. Wall mounted thermostat.

Downstairs WC

Low level flush WC. Wash hand basin.

Lounge 12'5" x 11'5" (3.80 x 3.48)

Coving. Double glazed bay window with made to measure blinds. Radiator.

Kitchen/Diner 30'6" x 16'7" (9.32 x 5.06)

Coving. Spotlights. Radiator. Usable fireplace. Bespoke breakfast bar. Tiled splashback. Ceramic one and a half bowl basin and drainer. Hotpoint four ring electric hob with overhead extractor fan. Double electric oven. Wall, base and draw units. Space for washing machine and tumble dryer. Integrated fridge/freezer and dishwasher. Radiator. Doorway leading to converted garage. Dual aspect double glazed windows. Double glazed door to garden.

Landing

Ladder offering loft access. Loft with partial boarding and being partially insulated.

Bedroom One 13'6" x 11'10" (4.14 x 3.62)

Coving. Spotlights. Fitted wardrobes with shelving and hanging space. Double glazed windows. Door to:

En-Suite Shower Room

Low level flush WC. Double glazed frosted window. Wash hand basin and pedestal. Tiled splashback. Shower with wall mounted shower. Wall mounted heated towel rail. Dimmer switch.

Bedroom Two 12'9" x 8'4" (3.91 x 2.56)

Double glazed bay window with fitted shutters. Fitted wardrobes with shelving and rail. Radiator.

Bedroom Three 12'6" x 10'4" (3.82 x 3.17)

Double glazed window with fitted shutters. Radiator.

Bedroom Four 11'10" x 8'7" (3.61 x 2.62)

Double glazed window with fitted shutters. Radiator.

Bathroom

Sliding door. Wall mounted heated towel rail. Low level flush WC. Basin and vanity unit. Tiled walls. Double glazed window with made to measure blinds. Double ended bath with mounted taps and shower attachment.

Converted Garage

Power and lighting. . Hanging rails. Spotlights.

Garden

West facing. Laid to patio. Lawn area. Flower beds and mature trees and bushes. Side access. Shingles area with fire pit. Potting shed/half glazed green house. Door to:

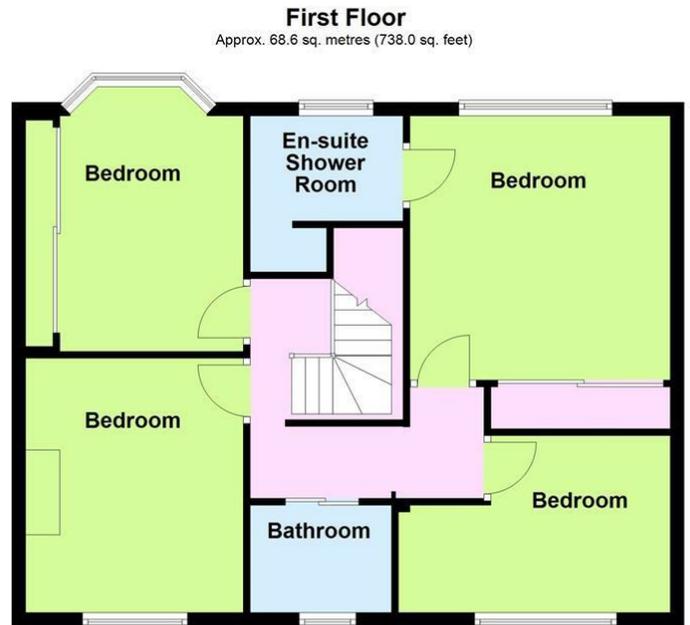
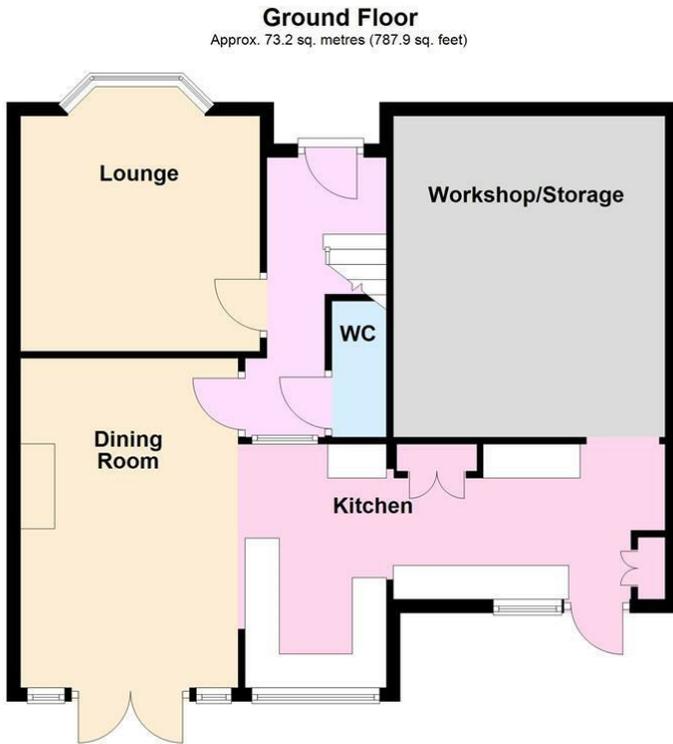
Summer House

Timber built summer house with insulation. Power, heating and lighting. Bar area.





Floorplan



Total area: approx. 141.8 sq. metres (1526.0 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.