



Offers In Excess Of
£435,000
Freehold

Congreve Road, Worthing

- End of Terrace Family Home
- Four Bedrooms
- Two Reception Rooms
- Ensuite to Bedroom One
- Modernised Throughout
- Off Road Parking
- Broadwater Location
- EPC Rating - TBC
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer this very well presented end of terraced family home ideally situated in this favoured Broadwater location with local shops, schools, parks and mainline station nearby. Accommodation offers entrance hall, living room opening through into a dining room and re-fitted kitchen. Upstairs over two floors are four bedrooms, a modern family bathroom plus an en-suite shower room off of bedroom one. Other benefits include off road parking to the front and a large rear garden.

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Accommodation

Double Glazed Front Door Into:

Entrance Hall

Double glazed frosted door with window to side. Radiator. Under stair storage cupboard. Door into:

Living Room 12'10" x 12'9" (3.91 x 3.89)

TV point. Picture rail. Double glazed window to front. Bifolding doors opening into:

Dining Room 12'7" x 11'2" (3.84 x 3.40)

Radiator. Picture rail. Double glazed double doors to garden. Door to:

Refitted Kitchen 12'7" x 7'10" (3.84 x 2.39)

A range of white fronted base and wall units with drawers. Black granite effect work surface incorporating basin. Tiled splashback. Space for freestanding electric oven with four ring hob and extractor fan over. Space for washing machine, dishwasher and fridge freezer. Under stair storage. Double glazed window.

Stairs

Up to:

First Floor Landing

Double glazed velux window to front. Stairs up to second floor.

Bedroom Two 12'6" max to door x 12'6" (3.82 max to door x 3.82)

Radiator. Picture rail. Built in wardrobe with hanging space and shelf. Double glazed window.

Bedroom Three 12'7" x 12'6" max to door (3.86 x 3.82 max to door)

Radiator. Picture rail. Double glazed window.

Bedroom Four 7'8" x 5'8" (2.34 x 1.74)

Radiator. Double glazed window to front.

Family Bathroom 7'8" x 7'6" (2.35 x 2.31)

P-shaped bath with wall mounted shower over. Basin set in vanity unit. WC. Tiled splashback. Wall mounted heated towel rail. Storage cupboard. Spotlights. Double glazed window.

Second Floor Landing

Double glazed window.

Bedroom One 16'4" to eaves x 11'11" (4.99 to eaves x 3.64)

Radiator. Eaves storage. Spotlights. Dual aspect double glazed windows.

En-suite Shower Room 5'11" x 5'5" (1.81 x 1.66)

Shower cubicle with wall mounted shower. Basin set in vanity unit. WC. Heated towel rail. Part tiled. Cupboard housing boiler. Spot lights. Double glazed window.

Rear Garden

South Easterly aspect. Patio area. Lawn area. Shed. Log store.

Driveway

Providing off road parking to front.

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

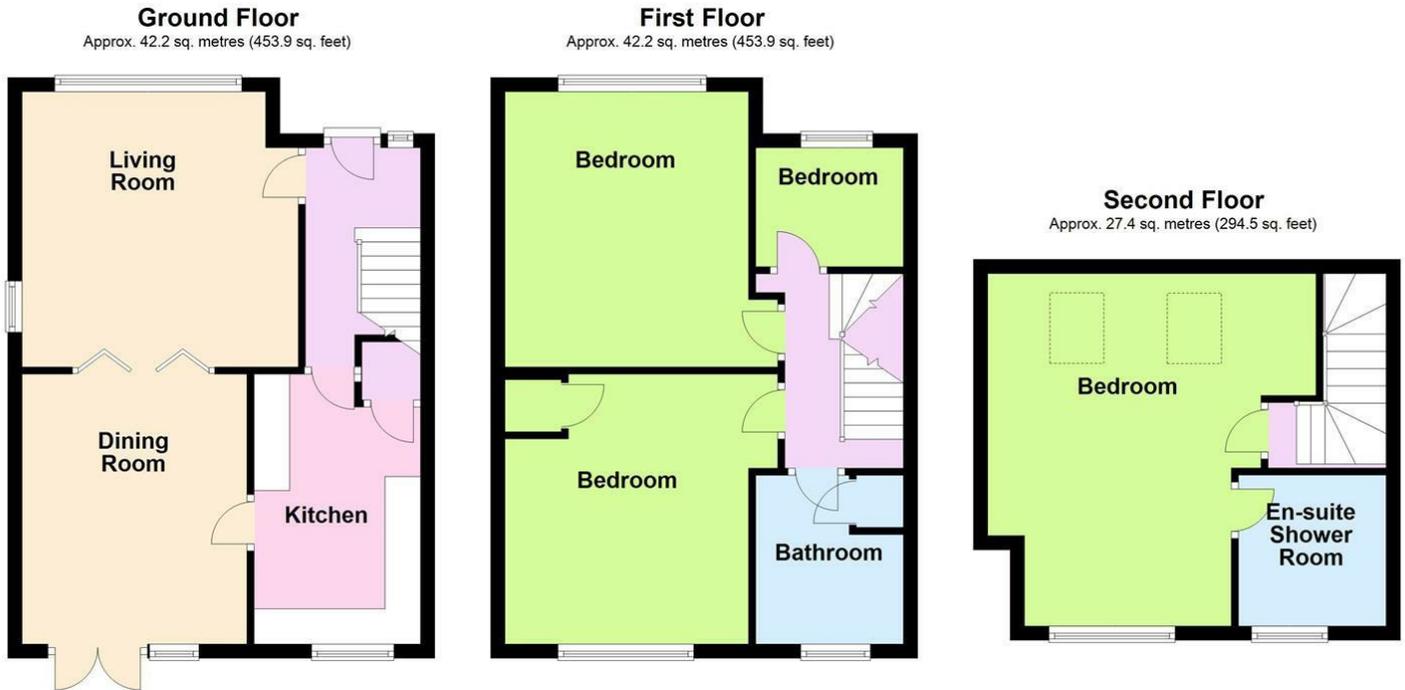
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Floorplan



Total area: approx. 111.7 sq. metres (1202.2 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	

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