



PCM
£1,650 PCM

Melbourne Road, Worthing

- Semi Detached House
- Three Bedrooms
- Parking
- South Goring
- Generous Size
- Freehold
- EPC - D
- Council Tax Band - C

Robert Luff & Co are pleased to present this spacious three bedroom semi detached house located in South Goring. The property offers generous bedroom sizes with good sized living spaces too. There is the benefit of a large rear garden, off road parking for multiple cars, double glazing and gas fired central heating. The property is being offered with no ongoing chain, viewing advised.

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Accommodation

Entrance Hall

Part obscured double glazed front door, storage cupboard under stairs housing gas and electric meters, radiator, stairs to first floor.

Lounge 12'7" x 14'9" (into bay) (3.84 x 4.52 (into bay))

Feature fireplace including inset gas fire with stone heart and wooden mantle, double glazed bay window to front, radiator.

Kitchen / Diner 14'11" x 8'10" (4.56 x 2.70)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, part tiled walls, tiled floor, wall mounted combi boiler (installed 3/1/23), double glazed window to rear, radiator, part obscured double glazed door to garden.

First Floor Landing

Loft access, storage cupboard offering hanging and shelving, double glazed window to side.

Bedroom One 10'2" x 13'2" (3.12 x 4.03)

Measurements to include built in cupboard, double glazed window to front, radiator.

Bedroom Two 11'2" x 9'3" (3.42 x 2.82)

Double glazed window to rear, radiator.

Bedroom Three 8'7" x 8'1" (2.63 x 2.47)

Double glazed window to front, bulkhead over stairs, radiator

Bathroom

PVC panelled bath, pedestal wash hand basin, radiator, tiled walls and floor, obscured double glazed window to rear, lino flooring.

W.C

Low level W.C obscured double glazed window to rear, part tiled walls, lino flooring

Front Garden

Block paved drive with parking for multiple cars, low level retaining front wall, side access to rear garden.

Rear Garden

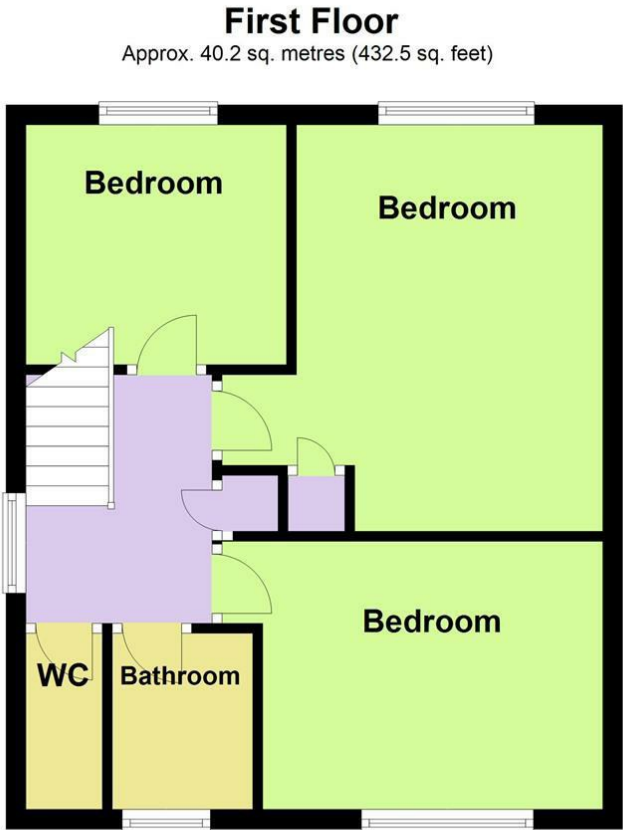
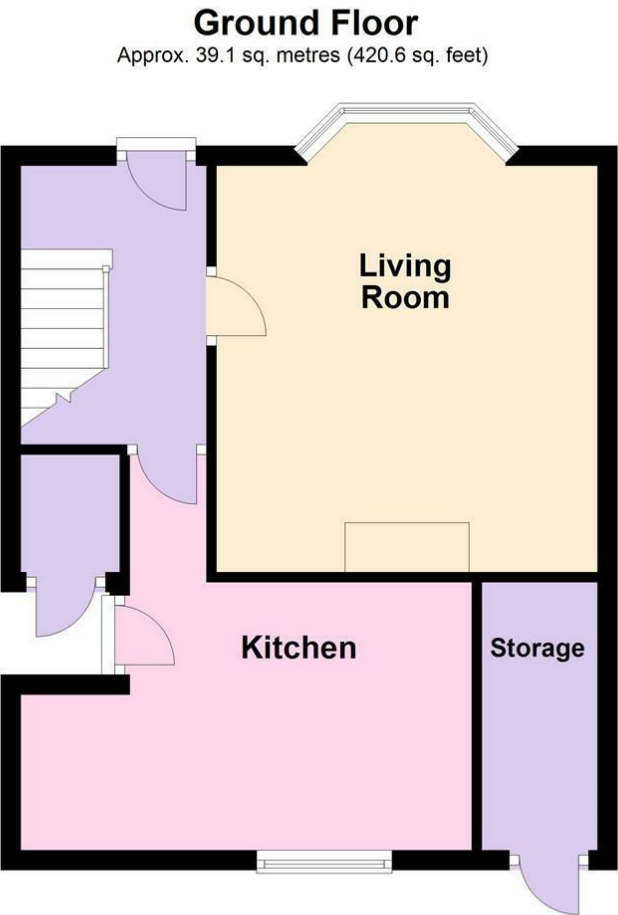
East facing, large brick built storage room, shed and green house, mainly laid to lawn, patio section, fenced surround, side gate to front of property.



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

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Total area: approx. 79.3 sq. metres (853.1 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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	Potential
	84
	68
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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	Potential
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.