



Offers In Excess Of  
£325,000  
Freehold

## Brougham Road, Worthing

- Mid-Terraced Family Home
- Two Reception Rooms
- Two Bedrooms
- Attic Room
- Enclosed Rear Garden
- Close to the Seafront, Town Centre Shops, Bus Routes & Mainline Station Nearby
- Driveway
- EPC Rating - D (59)

Robert Luff & Co are delighted to offer to market this well presented mid-terrace family home ideally situated in this favoured East location close to the seafront, town centre shops, bus routes and mainline station nearby. Accommodation offer entrance hall, kitchen, living room, dining room, two bedrooms, loft room and family bathroom. Other benefits include private rear garden and driveway.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Porch

Door to front. Coat hanging space

### Entrance Hall

Door to front. Telephone point. Radiator. Exposed wood flooring.

### Living Room 13'5" into bay x 10'7" max (4.11 into bay x 3.25 max)

Double glazed bay sash window to front. Exposed wood flooring. Log burner. Telephone point. TV point.

### Dining Room 13'10" max x 9'6" (13'9" x 9'5") (4.23 max x 2.92 (4.21 x 2.89))

Sash window to rear. Radiator. Under stairs cupboard. Exposed wood flooring. Wood panelling.

### Kitchen 12'1" x 6'10" (3.68 x 2.08)

Windows to side and rear. A range of matching wall and base units. Under unit lighting. Worktops incorporating sink with mixer tap and drainer. Wall mounted combi boiler. Space for oven. Cooker Hood. Integrated dishwasher. Space for fridge/freezer. Part tiled walls. Radiator. Door leading to garden.

Stairs leading to;

### First Floor Landing

Loft access.

### Bedroom One 14'0" x 11'2" (4.28 x 3.41)

Double glazed sash window to front. Radiator. Built in wardrobes.

### Bedroom Two 10'3" max x 6'3" (3.14 max x 1.91)

Sash window to rear. Radiator.

### Bathroom

Double glazed frosted window to rear. Claw foot roll top bath. Shower cubicle. Low level dual flush WC. Wash hand basin inset to vanity unit. Towel radiator. Storage cupboards.

### Inner Landing

Stairs leading to:

### Loft Room 23'6" x 13'4" (7.16 x 4.06)

Double glazed velux window to rear. Power and light. Eaves storage.

### Outside

#### Rear Garden

Wall enclosed rear garden. Mainly laid to pebbles and shingles. Decking area. Two storage sheds. Gated rear access. Outside tap.

#### Driveway

Shingle driveway.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.