



## Pembury Close, Worthing

Per Calendar Month  
£1,600 Per

- Three Bedroom Semi Detached House
- Fantastic Location
- Private Rear Garden
- Available March 2024
- EPC Rating D
- Council Tax Band - C
- \*\* OPEN DAY 17TH OF FEBRUARY • Garage  
16:00 - 17:00 \*\*
- Modern Neutral décor

Robert Luff & Co Lettings are delighted to present this beautifully refurbished three-bedroom semi-detached house in the sought-after area of Broadwater. updated throughout April 2024 , the property features brand-new carpets and a stylishly fitted kitchen, offering a fresh and modern living space.

The home benefits from a private rear garden, providing a peaceful outdoor retreat, along with the convenience of off-road parking and a garage. Ideally located within close proximity to Worthing mainline station, well-regarded schools, and a variety of local shops, this property is perfectly suited for families and commuters alike.

A must-see home, available from March 2025. Early viewing is highly recommended!

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## Accommodation

### Entrance

Door:-

### Entrance Hall

Radiator, stairs leading to first floor landing, frosted double glazed window to front aspect.

### Separate WC

Low level flush WC, suspended wash hand basin with mixer tap, frosted double glazed window to front aspect.

### Kitchen 7'08x10'05 (2.34mx3.18m)

A range of matching white gloss wall and base units, stainless steel sink with mixer tap and drainer inset into worksurface, four ring electric hob with oven under and extractor over, tiled splashback and partially tiled walls, space and plumbing for dishwasher, space for fridge/freezer, storage cupboard housing meters, storage cupboard, double glazed window to side aspect, frosted double glazed doors to side access.

### Lounge/Diner 15'02x18'08 (4.62mx5.69m)

Coving, two radiators, double glazed windows to rear aspect, newly fitted carpet, double glazed double doors to rear garden access.

### First Floor Landing

Double glazed window to side aspect, over stairs storage cupboard housing shelving, loft access, storage cupboard housing shelving.

### Bedroom One 12'04x9'07 (3.76mx2.92m)

Radiator, double glazed window to rear aspect, built in wardrobes with hanging and shelving, storage cupboard above.

### Bedroom Two 8'10x9'04 (2.69mx2.84m)

Radiator, double glazed window to front aspect.

### Bedroom Three 8'09x7'09 (2.67mx2.36m)

Radiator, double glazed window to rear aspect.

### Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment over, pedestal sink with mixer tap, low level flush WC, wall mounted heated towel rail, frosted double glazed window to side aspect, fully tiled walls.

### Outside

#### Rear Garden

Majority laid to lawn, partially laid to patio, Wooden gate to side access.

#### Garage

Up and over door.

#### Off Road Parking

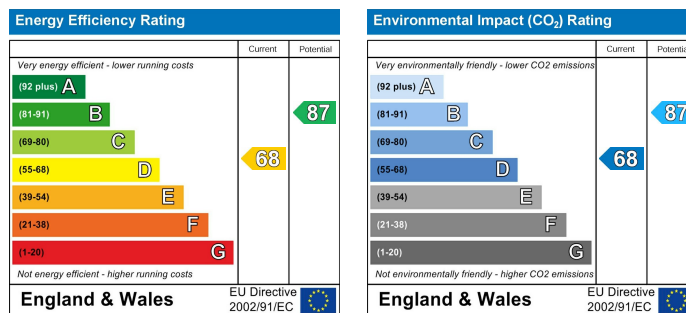
Laid to hardstanding providing off road parking for multiple vehicles.



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