

Robert  
Luff & Co

Howard Street, Worthing

Freehold - Offers In Excess Of £310,000



2



2



1



TBC





## Key Features

- Two-bedroom period house with many original features and character
- Ideally located in Worthing Town Centre, close to the mainline railway station
- Cosy front lounge with a southerly-facing window
- Separate dining room with a log burner
- Breakfast room with bi-fold doors, ideal for entertaining
- Re-fitted bathroom with potential for separate access from the second bedroom
- Attractive rear garden with lawn, flower beds, and mature trees and shrubs
- Thoughtfully extended to provide versatile living spaces
- Perfect blend of period charm and modern practicality
- EPC Rating TBC | Council Tax Band B | Chain Free

We are delighted to offer this beautifully presented, chain-free two-bedroom period house, ideally located in the heart of Worthing Town Centre and within close proximity to Worthing's mainline railway station. Rich in character and charm, the property has been thoughtfully extended to provide versatile, well-balanced accommodation, blending original features with modern living spaces.

## **Accommodation**

On the ground floor, there is a cosy front lounge with a southerly-facing window, providing a warm and inviting living space. This is complemented by a separate dining room, complete with a log burner, and leading through to the kitchen. From the kitchen, bi-fold doors open into a breakfast room, creating an excellent additional reception space ideal for modern living and entertaining.

Upstairs, the property offers two bedrooms along with an attractively re-fitted bathroom, featuring a modern shower with a glass shower panel over the bath. It should be noted that the bathroom is accessed via the second bedroom; however, to provide greater privacy and seclusion, a stud wall could be installed to create separate access (please refer to the floor plan). The two bedrooms can currently be separated by Japanese sliding blinds.

Externally, the house boasts an attractive rear garden featuring a lawned area, well-stocked flower beds, and a variety of mature trees and shrubs.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co



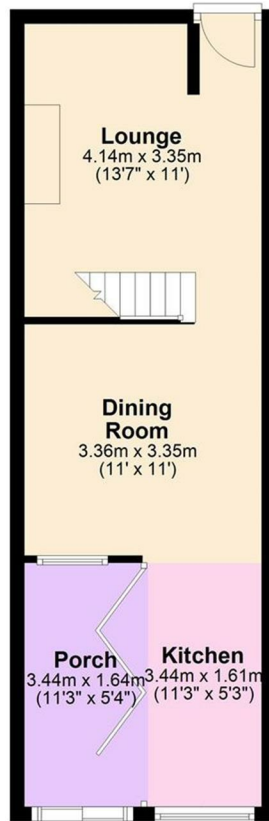
robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

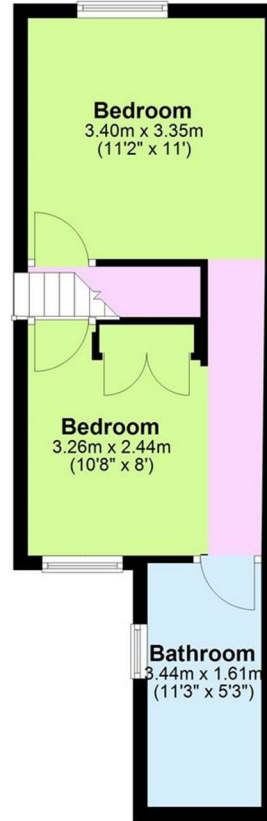
Robert  
Luff & Co

# Floor Plan Howard Street

**Ground Floor**  
Approx. 37.3 sq. metres (401.2 sq. feet)



**First Floor**  
Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-80) <b>B</b>		
(69-80) <b>C</b>			(55-60) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co