



Offers In Excess Of  
**£385,000**  
 Freehold

## Burnham Road, Worthing

- Newly Built Family Home
- Three Bedrooms
- Open Plan Kitchen / Diner
- Attractive Gardens to Three Sides
- New Build Warranty
- Popular Salvington Location
- Bay Fronted Living Room
- EPC Rating -
- Driveway to Front

Robert Luff & Co are delighted to offer to market this beautifully finished new build end of terrace house ideally situated in this popular Salvington location close to local shops, schools, park and bus routes. Accommodation offers entrance porch into entrance hall, bay fronted living room, open plan modern kitchen / dining room and ground floor W.C. . Upstairs are three bedrooms and a family bathroom. Other benefits include beautifully landscaped gardens to three sides, a driveway providing off road parking and a new build warranty.

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**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Porch

Covered porch with curtesy light, UPVC double glazed door to hallway.

### Hallway

Radiator, double glazed bay window, network point, TV point.

### Kitchen 11'6" x 20'8" (3.52 x 6.30)

A wide range of high gloss wall and base units with under-cupboard lighting, black sink unit with mixer tap and drainer inset to work surfaces, Lamona electric hob, extractor fan, double oven and grill, two double glazed windows, double glazed door, radiator, laid wood flooring, thermostat, space for breakfast table and chairs, radiator, TV point, further appliance space, door into:

### W.C

Low level flush W.C, wash hand basin with mixer tap, laid wood flooring, extractor fan.

Stairs leading to:

### First Floor Landing

Loft hatch with light, double glazed window with Easterly views, thermostat.

### Bedroom One 11'6" x 11'6" (3.52 x 3.52)

Radiator, double glazed bay window, TV point, network cable.

### Bedroom Two 11'6" x 11'6" (3.52 x 3.52)

Radiator, double glazed window with view of rear garden, TV point, network point.

### Bedroom Three 8'9" x 8'3" (2.68 x 2.54)

Radiator, double glazed window, TV point, network point.

### Bathroom

Shower cubicle with fitted bar shower, panel enclosed bath with mixer tap, wash hand basin with mixer tap inset to vanity unit, splash back, low level flush W.C, frosted double glazed window, downlighters, extractor fan, heated towel rail.

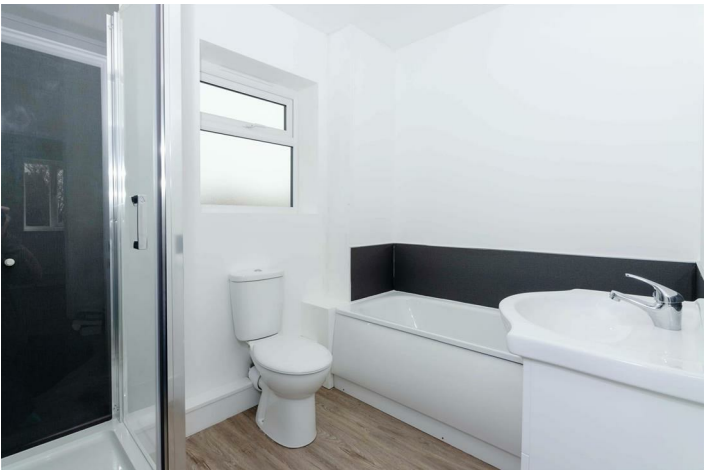
### Gardens to Three Sides

Lawn area and patio area, flower beds with trees and shrubs, brick built bin storage and bike stand, outdoor tap, outdoor power point, side area with flower beds, side gate, lawn area.

### Front Garden

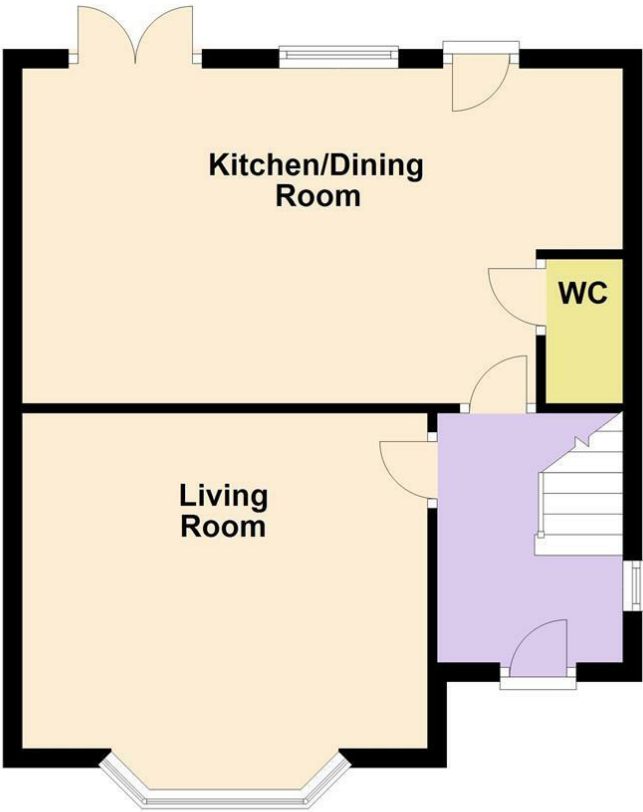
Flower beds, lawn area, outdoor power point, brick laid driveway.





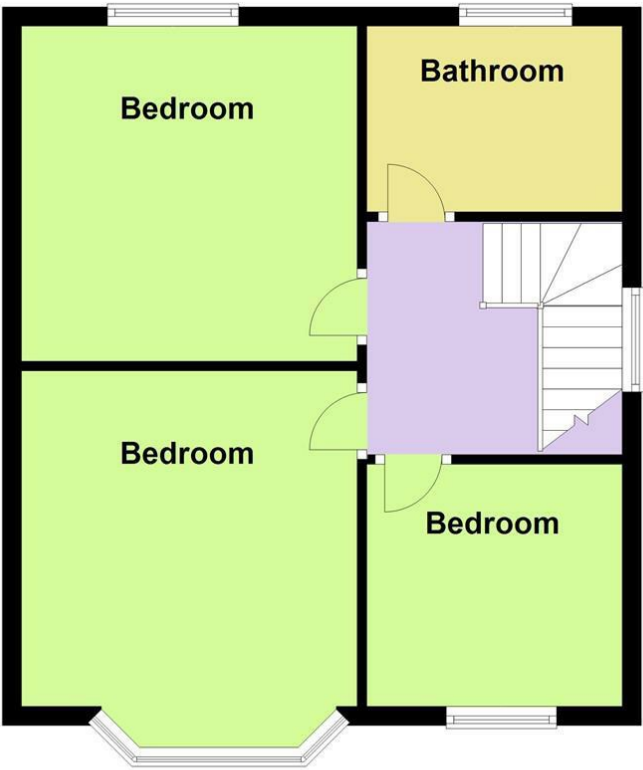
Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 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 <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

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