



## Howard Street, Worthing



£1,400

- Mid Terrace Family Home
- Two Bedrooms
- Two Reception Rooms
- New Boiler
- Situated in Popular Heene District
- EPC Rating - TBC
- Refurbished Throughout
- Available Now

Robert Luff & Co are delighted to offer to the market this two bedroom mid terrace house located in the popular Heene District area, close to shops, restaurants, bus routes and the mainline station. Accommodation offers two double bedrooms, two receptions rooms, kitchen and bathroom. Other benefits include low maintenance rear garden and new boiler. AVAILABLE NOW

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

### Lounge 12'8 x 11'01 (3.86m x 3.38m)

Original fire place. Double-glazed window. Radiator. TV point. Shelving/book shelf

### Dining Room 10'4 x 12'7 (into bay) (3.15m x 3.84m (into bay))

Double-glazed window. Under stairs storage cupboard. Further storage cupboard with shelving. Radiator. Door leading to:

### Kitchen 7'3 x 10'5 (into bay) (2.21m x 3.18m (into bay))

Part tiled walls. Range of wall and base units. One bowl sink unit with mixer tap and drainer inset to work surfaces. Four ring gas hob. Electric Oven. Space for fridge/freezer. Tiled floor. Space and plumbing for washing machine. Door leading to:

### Bathroom

Roll top bath with mixer taps and shower attachment. Pedestal wash hand basin. Radiator. Low level flush WC.

### Bedroom One 12'8 x 11 (3.86m x 3.35m)

Double-glazed window. Radiator. Storage cupboard with shelving.

### Bedroom Two

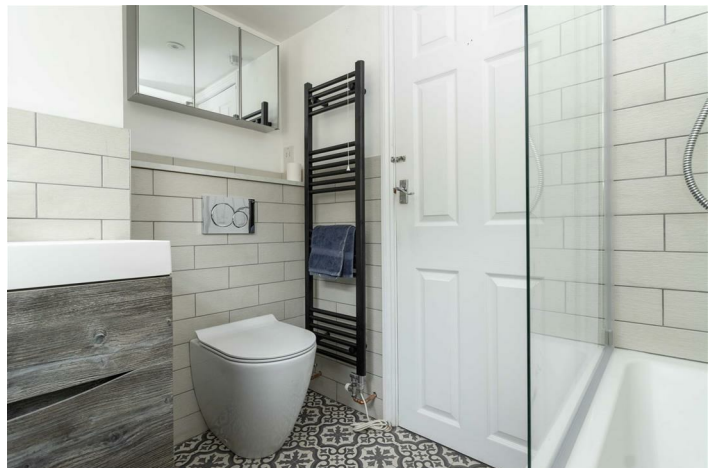
Double-glazed window. Radiator.

### Outside

Rear garden paved with slabs to raised paved area.

### Front Garden

Paved walled garden



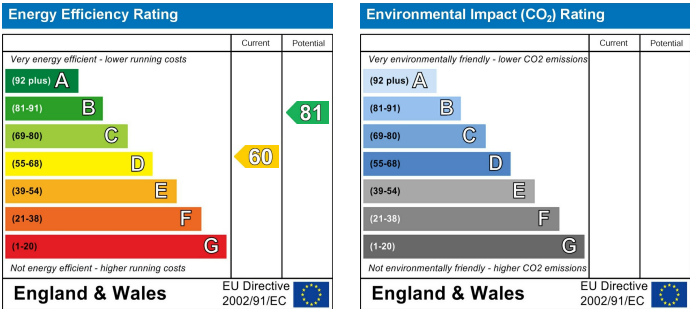
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Total area: approx. 71.1 sq. metres (764.8 sq. feet)



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