



Guide Price
£350,000
Freehold

Littlehampton Road, Worthing

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- Garage
- South Facing Garden
- Off Road Parking
- EPC Rating - D
- Council Tax Band - D
- Freehold

Robert Luff & Co are delighted to offer to the market this three bedroom semi-detached house situated in this sought after West tarring location close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers entrance hall, kitchen, lounge, conservatory and bathroom. Upstairs has three bedrooms and loft access. Other benefits include a South facing rear garden, private driveway and a garage.

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Accommodation

Front Door

Frosted glass insert. Opening into:

Entrance Hallway

Laid laminate flooring. Radiator. Boiler heating controls. Picture rail. Window.

Kitchen 10'3" x 8'4" (3.13 x 2.55)

A range of base and wall units. Roll top work surface incorporating stainless steel sink with mixer tap. Space and plumbing for washing machine. Further appliance space. Space for gas cooker. Laminate laid wood flooring. Under stair storage cupboard housing electric meters. Window to side.

Lounge 16'9" x 10'5" (5.12 x 3.20)

Wooden fire surround with marble insert, hearth and real flame gas fire. TV point. Window to front. Throughway to:

Conservatory 7'8" x 17'1" (2.36 x 5.23)

Laid wood laminate flooring. Storage cupboard with shelving. Radiator. Fitted bench seating. Southerly aspect windows. Double glazed french doors to rear garden.

Bathroom

Wood panel enclosed bath with telephone style mixer tap and shower attachment. Wash hand basin. Low flush WC. Tiled splashback walls. Frosted window.

Turn Stairs

Up to:

First Floor Landing

Attractive stained glass window. Loft hatch.

Bedroom One 14'7" x 9'1" (4.46 x 2.78)

Fitted basin set in vanity storage unit. Fitted wardrobes with hanging space and shelves. Radiator. Dual aspect windows to front and rear.

Bedroom Two 9'11" x 9'11" (3.04 x 3.03)

Storage cupboards. Radiator. Coving. Window to front.

Bedroom Three 8'5" x 7'6" (2.59 x 2.31)

Storage cupboard. Radiator. Picture rail. Window with Southerly aspect.

Rear Garden

South facing. Lawn area. A range of mature trees and shrubs. Side gate to garage.

Garage

Up and over door.

Private Driveway

to garage with courtesy light. Large lawn area. Range of trees and shrubs.



Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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