



Berkeley Square, Worthing

- Three Bedroom End Terrace House
- Favoured Location
- EPC Energy Rating D (67)
- VIEWINGS SATURDAY 16TH OF NOVEMBER 13:00 - 14:00
- well Presented
- Allocated Parking
- Available END November / BEGINNING OF December OCCUPATION

Fees Apply
£1,695 Fees Apply

Robert Luff & Co are delighted to offer to let this well presented three bedroom house located in one of Worthing's most prestigious locations. The house offers spacious accommodation with secluded rear garden and residents parking.

AVAILABLE for DECEMBER 2024 OCCUPATION

VIEWINGS SATURDAY 16TH OF NOVEMBER 13:00 - 14:00

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

ENTRANCE

Entrance Hall

Radiator. Smoke alarm.

Ground Floor Cloakroom

Low level flush W.C. Wash hand basin. Frosted glazed window to front aspect.

Lounge Diner 26'10" x 13'11" (max) (8.18m x 4.24m (max))

Three radiators. Coving. Under stairs storage cupboard. Dual aspect with double glazed bay window to front aspect & double glazed doors providing access to rear garden.

Kitchen 10'8" x 8'0" (3.25m x 2.44m)

Range of matching wall & base units. One & half bowl stainless steel sink inset into work surface with drainer & mixer tap. Integrated four ring gas hob inset with oven under & extractor over. Space for fridge, freezer. Space & plumbing for washing machine & space for further appliance. Partially tiled walls. Double glazed window to rear aspect & double glazed door providing access to rear garden.

FIRST FLOOR LANDING

Bedroom One 13'11" x 10'5" (4.24m x 3.18m)

Radiator. Built in cupboard with hanging & shelving. Coving. Double glazed door to front aspect with Juliet balcony.

Bedroom Two 10'5" x 10'5" (3.18m x 3.18m)

Radiator. Built in cupboard with hanging & shelving. Double glazed window to rear aspect.

Bedroom Three 9'7" x 6'8" (2.92m x 2.03m)

Radiator. Double glazed window to front aspect.

Bathroom

White suite comprising panel enclosed bath with mixer tap & shower attachment with electric shower over & shower screen. Pedestal wash hand basin with mixer tap. Low level flush W.C. Fully tiled walls. Double glazed window to rear aspect.

OUTSIDE

Rear Garden

Part laid to patio. Part laid to lawn, Side gate access.

Front Garden

Laid to lawn. Range of mature trees & shrubs.

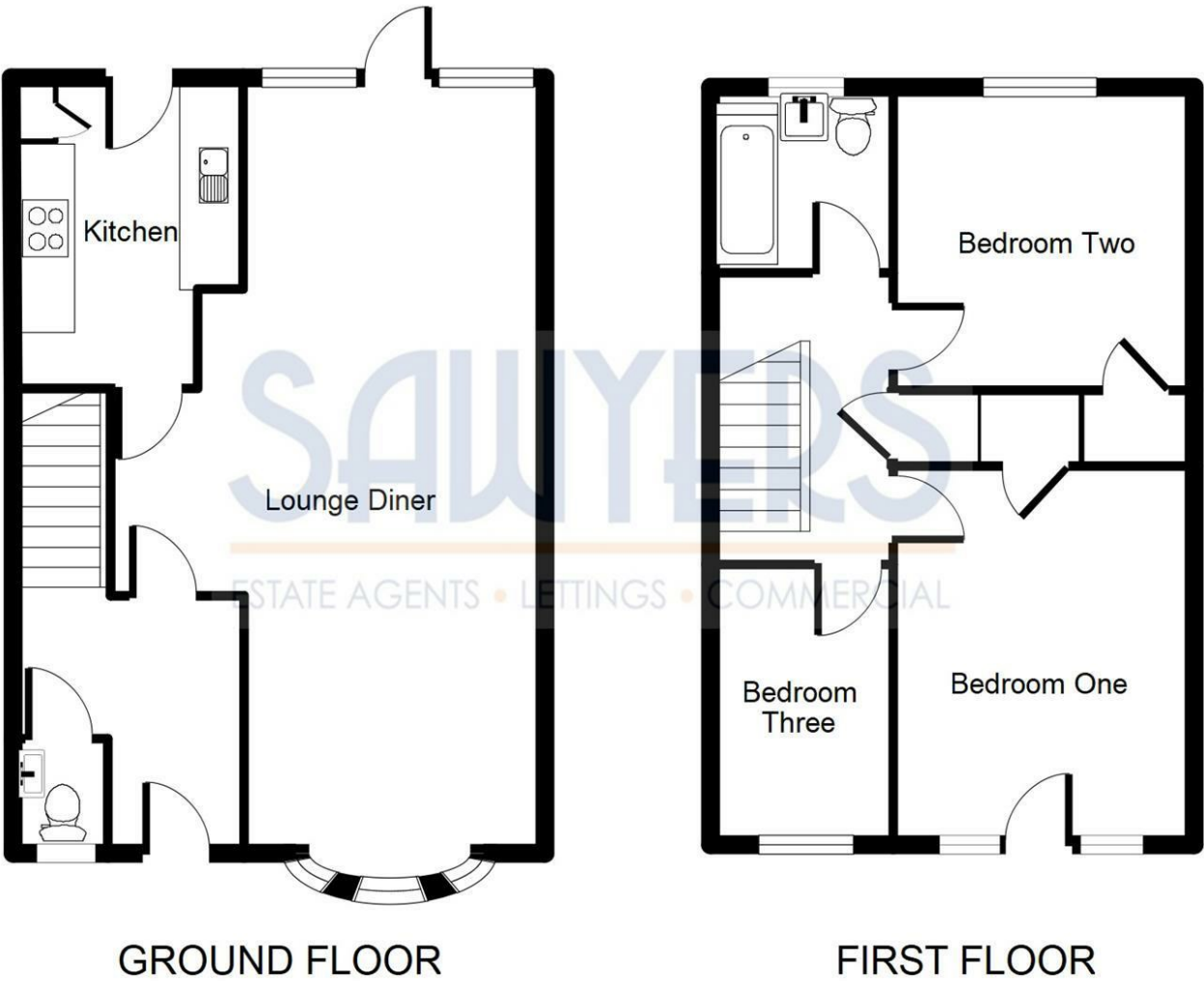
Residents parking





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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			86
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		67	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.