



Offers In Excess Of  
£650,000  
Freehold

## Rectory Road, Worthing

- Stunning Detached Family Home
- Full of Original Charm
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen and Separate Utility Room
- En Suite Bathroom
- Scope to Extend
- Beautiful West Facing Garden
- EPC Rating - TBC

Robert Luff and Co are delighted to offer to market a charming and character filled double fronted detached family home, ideally situated in the favoured Tarring location with local schools, shops, bus routes, A27 and A24, parks and the mainline station. Accommodation comprises of triple aspect living room, formal dining room, kitchen, utility room and ground floor WC, Upstairs are 3 double bedrooms, master has an en suite and a further family bathroom. Outside includes a long drive to integral garage and stunning feature enclosed west facing rear garden.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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Luff & Co**  
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## Accommodation

### Entrance Hall

Original Front Door into Entrance Hall. Wooden Floor. Radiator. Stairs leading to:

### Living Room 24' x 15'9 (7.32m x 4.80m)

Triple aspect room with leaded light window to front, side and rear. Inglenook feature fireplace with brick surround. TV point. Telephone point, 2 Radiators. Double Glazed double door opening out onto the patio and garden.

### Formal Dining Room 15'5 x 12'2 (4.70m x 3.71m)

Double Glazed Leaded Light bay window to front. Further lead line window to side. Radiator. Exposed floor boards. original cast iron fireplace. Picture rail. Decorative wall lights.

### Kitchen 12 x 11 (3.66m x 3.35m)

Leaded light window to side overlooking the rear garden. Tiled floor. Roll top work surfaces with single stainless steel inset sink unit, with mixer tap, and built in drainer. Matching range of wall and base units. Built in range style oven and 6 gas ring hob, Stainless steel splashback, and extractor fan. Further built in eye level double oven. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Built in pantry. Cupboard enclosing boiler. Skimmed Ceiling with Spotlights. Door leading to:

### Utility Room 8'5 x 7 (2.57m x 2.13m)

Leaded light window to side aspect. Door to integrated garage. Space and plumbing for freezer, and washing machine. Tiled floor. Door leading to:

### Ground floor WC

Low level flush WC. Wash Basin with tiled splash back.

### First Floor Landing

Leaded light window to front and side aspect.

### Bedroom One 14 x 13 (4.27m x 3.96m)

Triple aspect leaded light windows, to front, side and rear. Radiator. TV Point. Range of fitted wardrobes. Door leading to:

### En Suite Bathroom

Leaded light window to rear. Tiled Floor. Low level flush WC. Walk in shower cubicle. Wash basin with vanity unit. Heated towel rail. Part tiled walls.

### Bedroom Two 12'3 x 11'7 (3.73m x 3.53m)

Leaded light window to front. radiator. TV Point. Picture Rail

### Bedroom Three 15 x 9 (4.57m x 2.74m)

Leaded light window to rear and front. Radiator. TV Point.

### Bathroom

Frosted Leaded light window to rear. Pedestal wash basin with mixer taps. Paneled enclosed bath with matching taps. Low Level flush WC. Walk in shower cubicle. radiator. part tiled walls. Built in Firing Cupboard.

### Outside

#### West Rear Garden

West Facing rear garden. a real feature to this wonderful family home is this stunning west facing enclosed rear garden, a patio wraps around the back of the house, creating an ideal place to entertain, while the rest of the garden is laid mainly to lawn, with mature trees and shrubs borders. Side access.

#### Front Garden

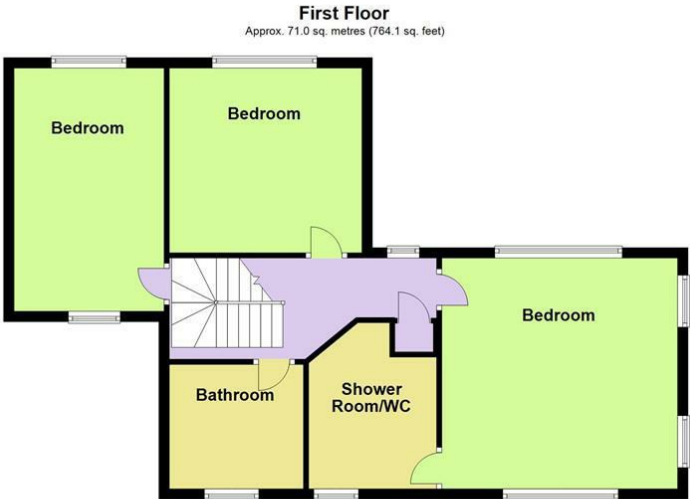
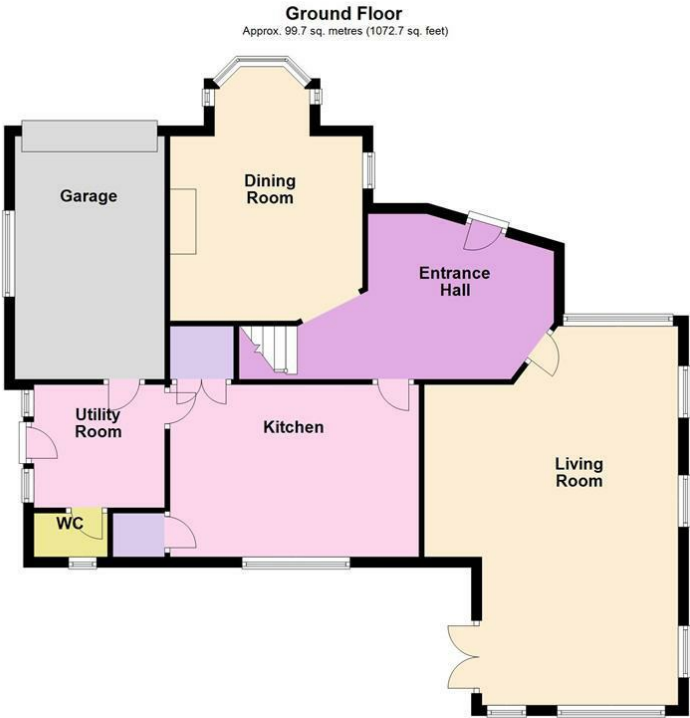
Driveway. Parking for several vehicles.

#### Garage

Nice sized integrated grage with up and over lift door.



Floorplan



Total area: approx. 170.7 sq. metres (1836.9 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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