



South Farm Road, Worthing



£600,000
Freehold

- Well Presented Detached House
- Popular Broadwater Location
- Four Reception Rooms
- Four Bedrooms
- Ground Floor Shower Room
- EPC RATING - E
- Large West Facing Rear Garden
- Two Garages
- Close to all local Amenities

Robert Luff & Co are delighted to bring to market this well presented and imposing detached family home ideally situated in a popular part of Worthing close to local schools, amenities and Worthing mainline station. The property comprises of a living room, dining room, kitchen, lean-to, conservatory, study, family room, ground floor shower room and utility room. Upstairs there are four bedrooms and family bathroom. Other benefits include a large West facing garden, two garages and ample off road parking to the front.

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Accommodation

Entrance Porch

Door to side, double glazed windows to front and side, wall mounted storage cupboards, door with stained glass window into:

Entrance Hall

Telephone point, two radiators, understairs storage cupboard and large storage cupboard.

Living Room

Feature double glazed bay window to front and side aspect, two radiators, telephone point, feature coving, TV point open fireplace.

Dining Room

Feature double glazed bay window to front aspect, feature coving, electric fireplace, wood paneled walls.

Kitchen 12'5" x 12'1" (3.78 x 3.68)

Fitted kitchen with a range of wall and base units, one and a half bowl sink unit with mixer tap and drainer, 'Range' oven, radiator, wood paneled walls, tiled flooring, tiled splash backs, under unit lighting and double glazed frosted window to side aspect.

Office 12'10" x 8'11" (3.91 x 2.72)

Double glazed window to side, radiator, wood paneled walls and double glazed doors into:

Family Room 19'3" x 12'5" (5.87 x 3.78)

Two double glazed doors to rear garden, two radiators, gas fireplace, TV point and dado rail.

Utility Room 6'10" x 5'2" (2.08 x 1.57)

Double glazed frosted window to side, space and plumbing for washing machine and dishwasher, wall mounted combination boiler.

Ground Floor Shower Room

Double glazed frosted window to side, extractor fan, dual button low level flush WC, vanity wash hand basin with mixer tap, walk in shower cubicle and towel radiator.

Lean To 12'5" x 3'10" opening to 4'11" (3.78 x 1.17 opening to 1.50)

Door to side leading to decking area with gate to front, Upvc roof, windows to rear and side, power and light.

Garden Room 12'4" x 7'11" (3.76 x 2.41)

Double glazed doors to garden, windows to rear and side, telephone point, power and light.

Landing

Loft access benefiting from being part boarded and insulated. Large airing cupboard, radiator and double glazed window to front.

Bedroom One 14'9" x 13'2" (4.50 x 4.01)

Double glazed windows to front and rear aspect, radiator and fitted wardrobes.

Bedroom Two

Double glazed bay window to front, radiator and TV point.

Bedroom Three 12'2" x 12'7" (3.71 x 3.84)

Double glazed windows to rear and side aspect, radiator.

Bedroom Four 8'10" x 7'7" (2.69 x 2.31)

Double glazed windows to rear and radiator.

Bathroom

Double glazed frosted window to rear and side, panel enclosed bath with mixer tap and shower attachment, low level flush WC, wash hand basin set into vanity unit, radiator and tiled walls.

West Facing Rear Garden

Patio area, laid to lawn, wall and fence panel enclosed, pergola leading to garages at bottom of the garden, laid to lawn and gated side access.

Outbuildings

Greenhouse.

Two Garages

Both with up and over door, power and light.

Driveway

Offering parking for multiple vehicles.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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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