



Offers In Excess Of  
£375,000  
Freehold

## Downlands Avenue, Worthing

- End of Terrace Family Home
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- South Westerly Aspect Rear Garden
- Off Road Parking
- Popular Broadwater Location
- EPC Rating - D
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this three bedroom end-of-terrace family home situated in the heart of Broadwater with local amenities, supermarkets, parks, schools, bus routes and mainline station all nearby. Accommodation offers entrance hall, kitchen, dining room and lounge. Upstairs has three bedrooms and a family bathroom. Other benefits include off road parking for two cars.

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Robert  
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## Accommodation

### Front Door

Opening into:

### Entrance Hall

Radiator. Telephone point. Under stair cupboard.

### Lounge 14'2" into bay x 10'3" (4.33 into bay x 3.13)

TV point. Telephone point. Fireplace. Double glazed bay window to front.

### Dining Room 11'10" x 9'9" (3.62 x 2.98)

Radiator. Double glazed door to conservatory.

### Kitchen 11'11" x 6'5" (3.64 x 1.96)

Fitted kitchen with a range of base and wall units. One and a half bowl sink with drainer. Integrated electric oven. Integrated gas hob. Tiled splashback. Wall mounted boiler. Space and plumbing for washing machine. Door to conservatory.

### Conservatory 17'5" x 9'8" (5.31 x 2.95)

UPVC construction. Radiator. Double glazed windows to rear and side. Double glazed doors to garden.

### First Floor Landing

Storage cupboard. Loft access.

### Bedroom One 11'11" x 10'3" (3.64 x 3.13)

Radiator. Fitted wardrobe. Double glazed window to front.

### Bedroom Two 11'11" x 9'10" (3.64 x 3.01)

Radiator. Double glazed window to rear.

### Bedroom Three 8'6" x 6'1" (2.60 x 1.86)

Radiator. Double glazed window to front.

### Bathroom

Panel enclosed bath with shower over. Dual button WC. Single pedestal wash hand basin. Radiator. Tiled walls. Frosted double glazed window to rear.

### Rear Garden

South Westerly facing. Fence enclosed. Laid to lawn. Gated side access. Patio area. Workshop.

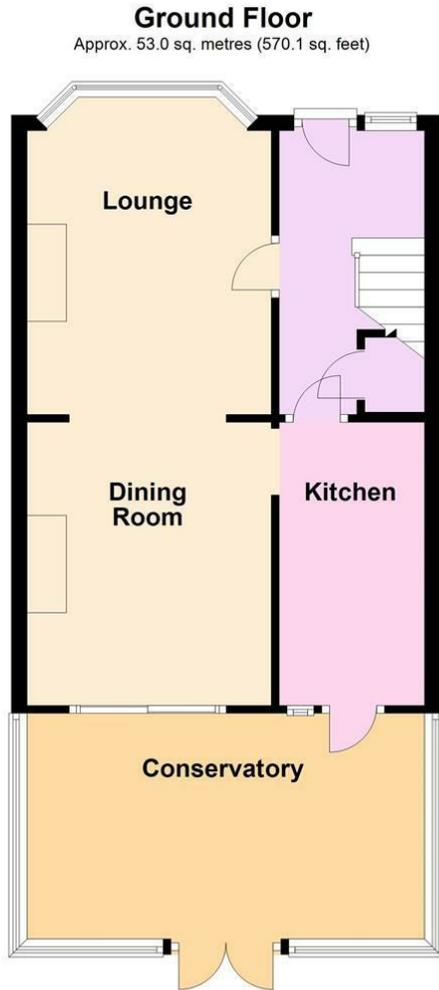
### Driveway

Off road parking for two cars.



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# Floorplan



Total area: approx. 90.4 sq. metres (972.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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