



## Dawes Close, Worthing

Asking Price  
**£450,000**  
Freehold

- Semi-detached Property
- Four Double Bedrooms
- Two Reception Rooms
- Upstairs Shower Room
- Bathroom
- Detached Garage
- Large South/West Facing Garden to Three Sides
- Close to East Worthing Train Station
- Ideal Location
- Freehold

Robert Luff & Co are delighted to offer to the market this spacious four bedroom semi-detached house situated in the heart of Worthing close to local shopping facilities, parks, schools, bus routes, Worthing's hospital and Splashpoint leisure centre. East Worthing mainline train station is in an easy walking distance. The ground floor offers kitchen, through lounge dining room, large bedroom and a bathroom. The first floor has three further double bedrooms and a shower room. Other benefits include double glazing, a large garden and a detached garage.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Front Door

#### Entrance Hall

Radiator. Understair storage. Built in cupboards for washing machine and tumble dryer.

#### Kitchen 12'5" max x 10'11" (3.79 max x 3.34)

White fronted wall and base units. Split level electric oven. Four ring electric hob. Fitted dishwasher. Basin. Boiler. Part tiled. Radiator. Dual aspect double glazed window. Double glazed door to garden.

#### Lounge/Diner 12'5" x 30'1" (3.79 x 9.18)

Dual aspect. Radiator. Electric fireplace. TV point. Coving. Double glazed window overlooking garden.

#### Downstairs Bathroom

Concealed WC. Basin set on vanity unit with mixer tap and storage cupboards. Bath with shower attachment. Tiled walls. Two double glazed frosted windows. Extractor fan.

#### Bedroom One 12'7" x 8'0" (3.84 x 2.46)

Radiator. Double glazed window.

#### Bedroom Two 10'10" x 9'1" (3.30m x 2.77m)

Double glazed window. Radiator.

#### Bedroom Three 13'0" x 8'6" (3.96m x 2.59m)

Double glazed window. Radiator.

#### Bedroom Four 11'10" x 9'9" (3.62 x 2.99)

Dual aspect double glazed windows. Radiator. Coving.

#### Upstairs Shower Room 4'3" max x 8'5" (1.32 max x 2.58)

Shower cubicle with wall mounted shower. Heated towel rail. WC. Pedestal hand wash basin. Part tiled. Double glazed window.

#### Outside

The garden has a large South facing lawn with a Cherry Blossom Tree and borders. A further West facing patio area is at the rear of the property.

#### Detached Garage

With additional off road parking. Access from the rear garden. Further access from a driveway on Ladydell Road.



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

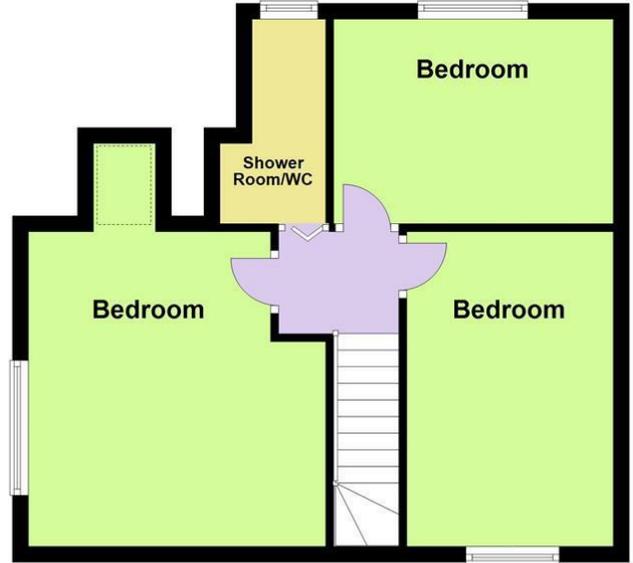
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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		

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.