

Price
£425,000
Freehold

Kingsland Road, Worthing

- Period Terraced Family Home
- Three Bedrooms
- Attractive Rear Garden
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Off-Road Parking
- EPC Rating - TBC
- Council Tax Band - C

We are delighted to offer to the market this beautiful period-style terraced family home located in the sought-after Broadwater area, close to local shops, schools, parks, bus routes, and the mainline station. Downstairs, the accommodation offers an entrance hallway, a Southerly aspect living room, a dining room, and a modern kitchen/breakfast room. Upstairs, there are three bedrooms, a family bathroom, and a separate WC. Other benefits include off-road parking and an attractive rear garden.

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Accommodation

Front Garden

Laid for off-road parking. Covered porch area with period tiling and a courtesy light. Frosted stained glass window. Composite front door to:

Entrance Hallway

Attractive strip wood flooring. Radiator. Wall mounted boiler controls. Under stairs storage cupboard housing electric meters and electric consumer unit.

Living Room 13'3" x 11'5" (4.06 x 3.50)

Southerly aspect. Attractive period style fireplace with a cast iron surround and mantle, and a cast iron insert with decorative tiles. Open grate fire (recently swept). Radiator. Attractive strip wood flooring. Coving. Double glazed bay window with Southerly aspect and fitted shutters. Dimmer switch.

Dining Room 11'2" x 9'11" (3.42 x 3.03)

Attractive strip wood flooring. Radiator. Double glazed window with view of rear garden.

Kitchen/ Breakfast Room 19'11" x 9'6" (6.09 x 2.90)

Range of high gloss fitted base and wall units. Wood effect roll top work surface incorporating a white sink with mixer tap and a breakfast bar area with two seats. Fitted Zanussi double oven and a Halogen Zanussi four ring electric hob with extractor fan over. Decorative splashback. Integrated Bosch dishwasher. Integrated fridge/ freezer. Space for further appliances. Radiator. Laid wood effect flooring. Space for dining room table and chairs. Two double glazed windows to side. Double glazed double opening French door to rear garden.

First Floor Landing

Stairs to first floor landing. Loft hatch. Period storage cupboard. Door to:

Bedroom One 15'5" x 13'6" (4.71 x 4.14)

Radiator. Strip wood flooring. Recess fitted cupboard. Double glazed window and further double glazed bay window with Southerly aspect. Dimmer switch.

Bedroom Two 11'3" x 9'11" (3.44 x 3.03)

Radiator. Double glazed window with view of rear garden. Dimmer switch.

Bedroom Three 11'0" x 9'6" (3.37 x 2.92)

Double glazed window with view of rear garden. Radiator.

Bathroom

Panel enclosed bath with mixer tap. Pedestal wash hand basin. Heated towel rail. Fitted over bath Mira Jump shower. Metro brick tiled splashback. Frosted double glazed window.

Separate WC

Low level flush WC. Frosted double glazed window.

Rear Garden

Wall enclosed garden. Gate for rear access. Two patios. Outside tap. Timber built storage units.

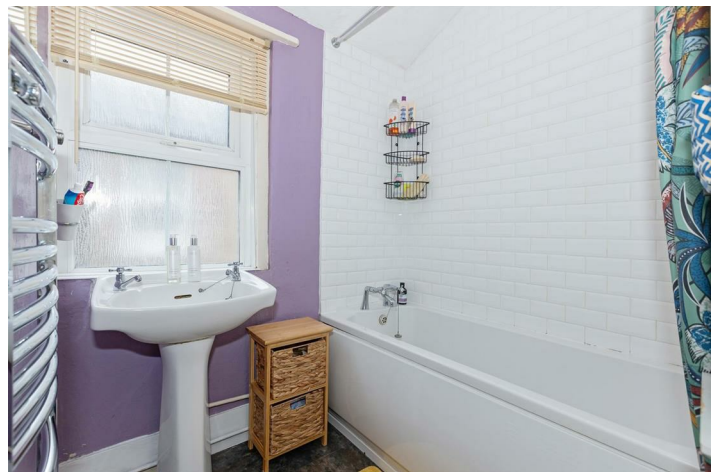
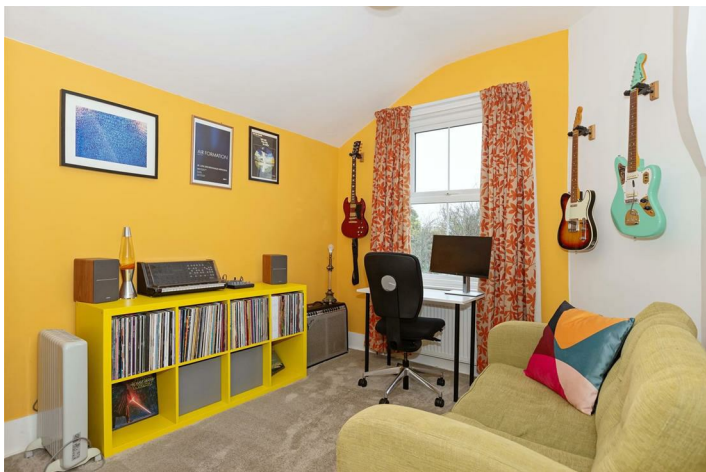
Agent Notes

Please note that there is planning permission on the land to the rear for two one and a half story houses. For more information, please check the Worthing council planning portal using the reference - AWDM/2004/21

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Total area: approx. 105.2 sq. metres (1132.3 sq. feet)

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

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