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TBC





We are delighted to offer this chain-free two-bedroom bungalow, ideally situated in the highly sought-after East Worthing area, close to the seafront, Worthing Hospital and Worthing town centre. Offering well-proportioned accommodation, a conservatory, west-facing rear garden and garage, this attractive home presents an excellent opportunity for those seeking convenient single-storey living in a desirable coastal location.

Key Features

- Chain-free sale
- Sought-after East Worthing location
- Close to the seafront, Worthing Hospital and town centre
- Two well-proportioned bedrooms
- Bay-fronted living room with gas fireplace
- Fitted kitchen/breakfast room with integrated appliances
- Conservatory overlooking the rear garden
- West-facing rear garden with greenhouse and storage shed
- Garage in rear compound (second-to-last on the right when entering) with gated side access
- Council Tax Band C | EPC Rating TBC

Upon entering, a welcoming entrance porch leads through to the central hallway, which provides access to all principal rooms and benefits from loft access and an airing cupboard. To the front of the property, the bright bay-fronted living room enjoys plenty of natural light and features a gas fireplace, creating an inviting space to relax and entertain.

The kitchen/breakfast room is fitted with a range of wall and base units and includes an integrated double electric oven and gas hob, along with space and plumbing for a washing machine, dishwasher and fridge/freezer. A useful storage cupboard adds practicality, while a door leads directly into the conservatory, which overlooks the rear garden and provides an additional reception area with direct access outside.

Both bedrooms are generously sized, with the principal bedroom enjoying a pleasant outlook over the rear garden and benefiting from fitted wardrobes. The second bedroom is positioned to the front of the property and offers versatile accommodation suitable for guests, family members or a home office. The property is further served by a well-appointed shower room and a separate WC, providing additional convenience for day-to-day living.

Outside, the delightful west-facing rear garden is enclosed and well established, featuring areas of lawn, mature flower beds, a vegetable patch, greenhouse and storage shed. Gated side access adds convenience, while a garage located in a rear compound provides valuable additional storage or parking. The garage is the second-to-last on the right-hand side when entering the compound. Offered for sale with no onward chain, this appealing bungalow is worthy of an early internal inspection.



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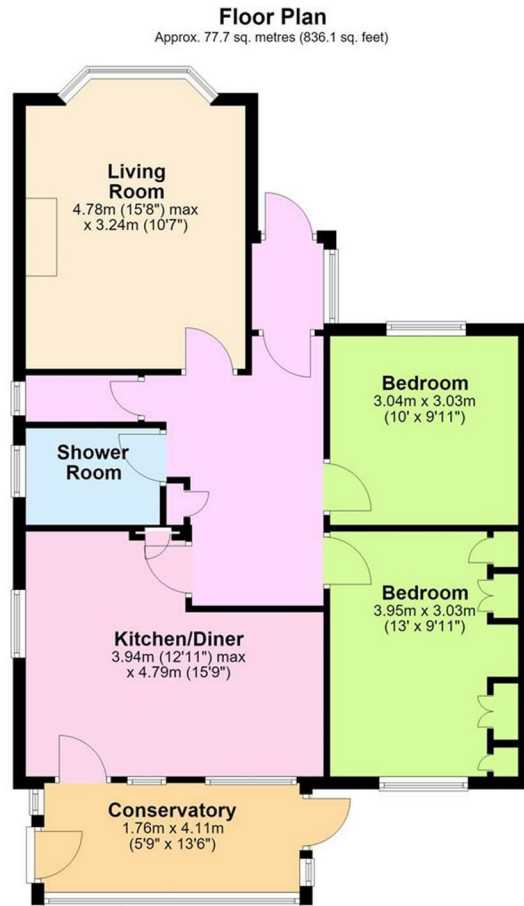


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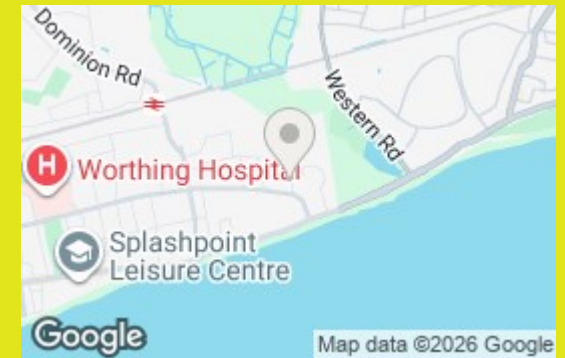
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Floor Plan Meadow Road



Total area: approx. 77.7 sq. metres (836.1 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			(81 plus) A		
(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 environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

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