



Bridge Road, Worthing



Offers In Excess Of
£650,000
 Freehold

- Unique Terraced Family Home • Japandi Style Design
- Four Double Bedrooms
- Utility Room
- EPC Rating - D
- Council Tax Band - C
- Bespoke Features
- Studio in Rear Garden
- Family Bathroom & Ensuite
- Downstairs WC

Robert Luff & Co are excited to present to the market this exquisitely distinctive four double bedroom mid-terrace family home positioned in an idyllic central Worthing location, boasting proximity to an array of town centre shops, restaurants, parks, schools, convenient bus routes, and the mainline station. The property offers unparalleled convenience and is thoughtfully distributed across three floors, showcasing a captivating blend of elegance and functionality. Indulge in the culinary delights of the well-appointed kitchen/diner, unwind in the inviting lounge, and enjoy the convenience of a utility room and cloakroom. The four double bedrooms provide ample space for relaxation, while the family bathroom, ensuite, and dressing room epitomise luxury. The property further benefits from a beautifully manicured rear garden, complete with a studio, and bespoke features that add a touch of individuality and sophistication throughout.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
 Luff & Co**
 Sales | Lettings | Commercial



Accommodation

Covered Porch

Front Door

Opening into:

Entrance Hall

Tiled flooring. Radiator. Dado rail. Nest thermostat. Under stair storage.

Lounge 20'11" x 12'10" (6.40 x 3.92)

Engineered wood flooring. Radiator. Dado rail. Fitted book shelf. Log burner. Picture rail. Coving. Double glazed bay window to front.

Utility Room 7'11" x 5'7" (2.43 x 1.71)

Fitted base units with acrylic worktop. Butler sink with extendable tap. Plumbed in washing machine. Tiled flooring. Tiled splash back. Heated towel rail. Extractor fan.

Cloakroom

Low level flush WC. Wall mounted wash hand basin. Tiled flooring. Extractor fan.

Kitchen/Dining Room 21'9" x 16'7" (6.64 x 5.08)

Bespoke fitted kitchen carefully crafted by Woodworks Brighton; every detail of this kitchen has been thoughtfully designed to perfection, ensuring a seamless blend of functionality and aesthetics. With a lifetime guarantee, you can rest assured that the quality and craftsmanship of this kitchen will stand the test of time. The space offers a range of wall and base units with a Crafted By Design acrylic worktop, one and a half bowl sink with drainer and extendable tap, integrated Neff double oven, integrated Elica five ring gas hob with hob extractor fan, space for American style fridge/freezer, space for wine cooler, space for dishwasher, integrated bin, radiator, tiled splash back, feature double glazed slanted window, double glazed window to side and rear plus double glazed Crittall-style doors to rear garden.

Stairs

From the entrance hall up to:

First Floor Landing

Split level. Radiator. Stairs up to second floor.

Bedroom Two 17'3" x 14'9" (5.27 x 4.51)

Exposed wooden floor boards. Original feature fireplace. Built in wardrobes. Radiator. TV point. Double glazed bay window to front.

Bedroom Three 11'9" x 11'5" (3.60 x 3.48)

Exposed wooden floorboards. Radiator. Original feature fireplace. Picture rail. Double glazed window to rear.

Bedroom Four 11'10" x 10'11" (3.61 x 3.34)

Exposed wooden floorboards. Radiator. Picture rail. Double glazed window to rear.

Bathroom

Tile enclosed bath with shower over. Wash hand basin set in vanity unit. Tiled flooring. Part tiled walls. Heated towel rail. Cupboard housing Combi boiler. Double glazed frosted window to side.

Separate WC

Low level flush WC. Wall mounted wash hand basin. Tiled flooring. Double glazed frosted window to side.

Second Floor

Bedroom One 19'1" x 15'2" (5.83 x 4.63)

TV point. Radiator. Eaves storage. Double glazed velux window to front. Double glazed doors to Juliette balcony with views of the South Downs.

Dressing Room

Engineered Oak wooden flooring. Radiator. Double glazed window to side.

Ensuite

Free standing roll top bath with mixer tap. Separate walk in shower. Two sinks set into vanity unit. High level WC. Engineered Oak wooden flooring. Heated towel rail. Extractor fan. Triangular double glazed window to rear with views of the South Downs. Double glazed window to side.

Rear Garden

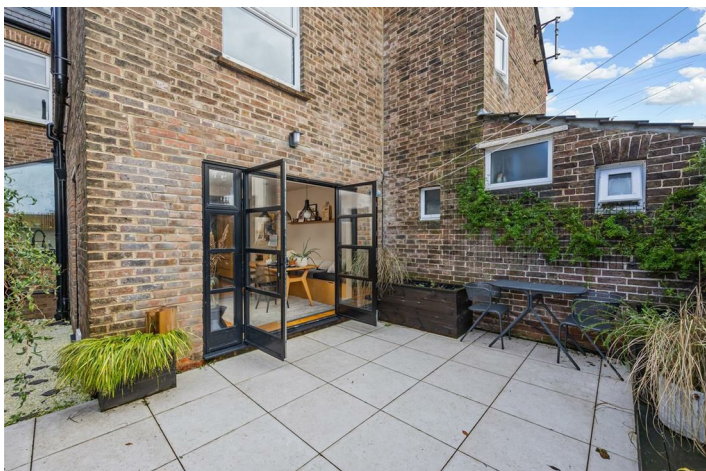
Patio leading to decked area and workshop. Gated rear access.

Workshop 10'5" x 8'11" (3.20 x 2.73)

Set on decked area with steps leading up.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Bridge Road



Approximate Gross Internal Area = 186.63 sq m / 2008.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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.