



Offers In Excess Of  
**£450,000**  
Freehold

## Sheridan Road, Worthing

- Three Bedroom Family Home.
- Fitted kitchen.
- Lounge/Diner
- Garage and Off-Road Parking for Two Cars
- Broadwater Location
- EPC Rating - D (64)
- Freehold
- Council Tax Band - C

Robert Luff & co are delighted to offer to the market this well presented three bedroom semi detached family home in this favoured Broadwater location, close to shops, restaurants, bus routes and the mainline station. Accommodation comprises of entrance hall, kitchen and lounge/diner. Upstairs there are two double bedrooms, a single bedroom and a bathroom with separate WC. Other benefits include a driveway for two vehicles and a large rear garden with a garage.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Double-glazed door to front. Double-glazed window to front and side. Under stairs cupboard.

### Lounge/Diner 29'2" (max into bay) x 12'4" (8.9 (max into bay) x 3.78)

Double-glazed window to front. Two radiators. Fitted storage units. TV point. Telephone point. Double-glazed french doors and windows to rear garden. Lift into Bedroom Two (will be removed and made good on completion)

### Kitchen 11'6" x 7'8" (3.52 x 2.34)

Double-glazed window to rear. Wall mounted combi boiler. Door to side passageway. Fitted Kitchen with range of wall and base units. One and half bowl sink with drainer. Integrated dishwasher. Integrated electric oven and four ring gas hob. Cooker hood. Space for fridge/freezer. Built in larder cupboard under stairs. Radiator.

### First floor landing

Double-glazed window to side. Loft hatch

### Bedroom One 11'10" x 11'0".298'6". (3.63 x 3.360.91m.)

Double-glazed window to front. Radiator

### Bedroom Two 11'6" x 10'3" (3.51 x 3.14)

Double-glazed window to rear. Radiator. Access to wet room. Lift into dining room (will be removed and made good before completion.) Built in storage shelves. Hoist (will be removed on completion).

### Bedroom Three 7'0" x 8'6" (2.15 x 2.61)

Double-glazed window to front. Fitted bed and wardrobe. Radiator. TV point. Telephone point.

### Bathroom

Frosted double-glazed window to rear. Extractor fan. Panel enclosed bath with shower over. Single pedestal hand wash basin. Hoist (will be removed and made good on completion). Towel rail. Tiled walls.

### Separate WC

Low level flush WC. Frosted double-glazed window to side.

### Outside

#### Rear Garden

Outside tap. Fence enclosed Gated side access. Brick built half shed. Outbuilding with plumbing for washing machine. Decking. Laid to lawn. Greenhouse. Wendy house. Door to garage.

#### Garage

Located to the rear of the garden and accessed from Marlowe Road. Power and light. Up and over door.

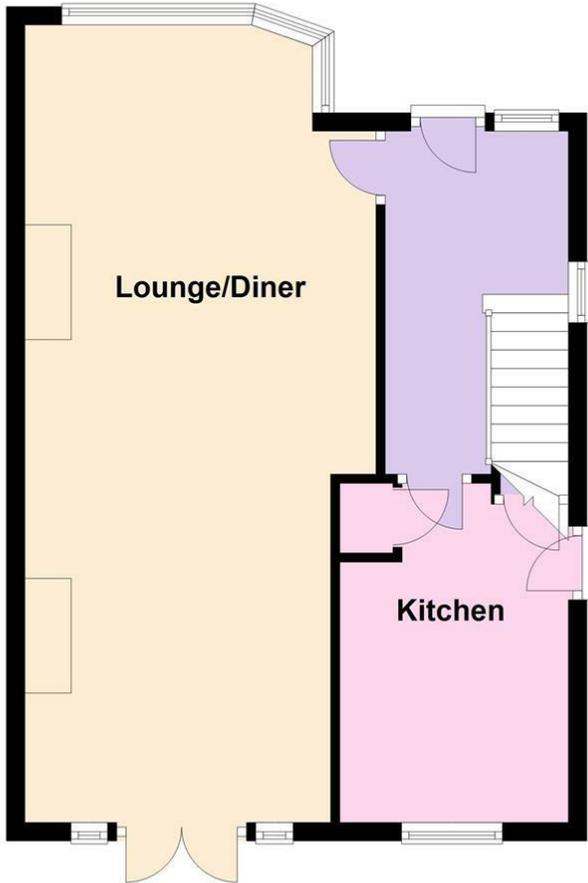
#### Front Garden

Driveway to front. Off-road parking for two cars.



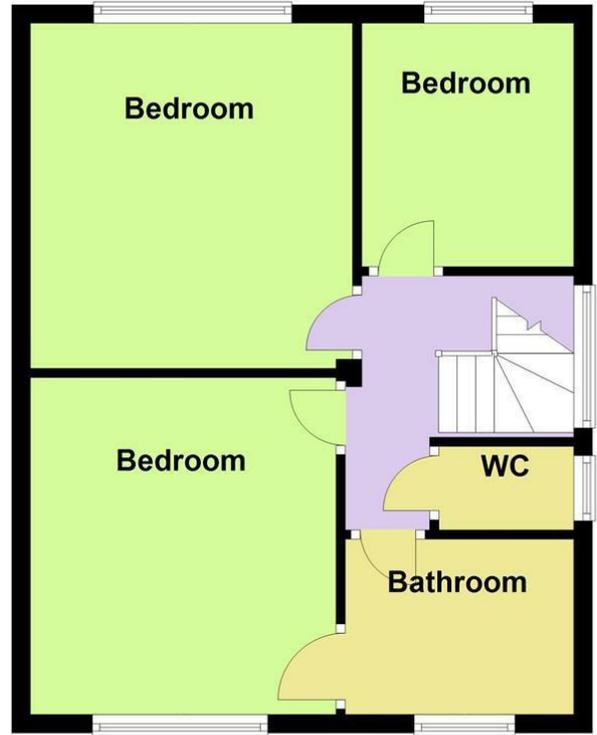
**Ground Floor**

Approx. 47.7 sq. metres (513.4 sq. feet)



**First Floor**

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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.