



2



1



1



TBC





**** Guide Price £500,000 - £550,000 ****

We are delighted to offer this beautifully refurbished detached bungalow, occupying a rare and highly sought-after central position in Worthing, within easy walking distance of the town centre, seafront, mainline railway station and local amenities. Offering immaculately presented single-storey accommodation together with a south-facing secluded garden, driveway and garage, this exceptional home combines convenience, style and practicality in equal measure.

The accommodation has been thoughtfully renovated throughout to an exceptional standard and is beautifully presented from the moment you step inside. A welcoming entrance hall provides access to all principal rooms and immediately highlights the quality found throughout the property.

To the front of the home is an impressive double-aspect bay-fronted living room, flooded with natural light and offering a wonderful space to relax and entertain.

There are two generous double bedrooms, both comfortably accommodating bedroom furniture and wardrobes, creating versatile and spacious sleeping accommodation.

The luxurious re-fitted family bathroom has been beautifully finished with contemporary tiling and features both a panelled bath and separate walk-in shower cubicle, combining practicality and style in equal measure.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family room positioned at the rear of the property. Fitted with an attractive ash-finished kitchen incorporating integrated appliances and a central island, this sociable space provides ample room for formal dining and everyday living alike. Bi-fold doors seamlessly connect the indoors with the rear garden, creating an excellent entertaining environment, whilst a useful utility cupboard further enhances the practicality of the home.

Externally, the south-facing rear garden enjoys a high degree of privacy and seclusion. A generous wrap-around patio provides the perfect setting for outdoor dining and entertaining before leading onto an attractive lawned garden.

To the front, private off-road parking is provided via a driveway together with a garage, offering excellent storage and parking solutions. Viewing is highly recommended to fully appreciate the quality of finish, superb location and rarity of this outstanding detached bungalow.

Key Features

- Beautifully refurbished detached bungalow
- Rare and highly convenient central location
- Walking distance to the town centre, seafront and railway station
- Excellent transport links to Brighton and London
- Impressive double-aspect bay-fronted living room
- Two generous double bedrooms
- Stunning re-fitted bathroom with bath and separate shower
- Superb open-plan kitchen/dining/family room with bi-fold doors
- South-facing secluded garden, driveway and garage
- Council Tax Band D | EPC Rating TBC



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

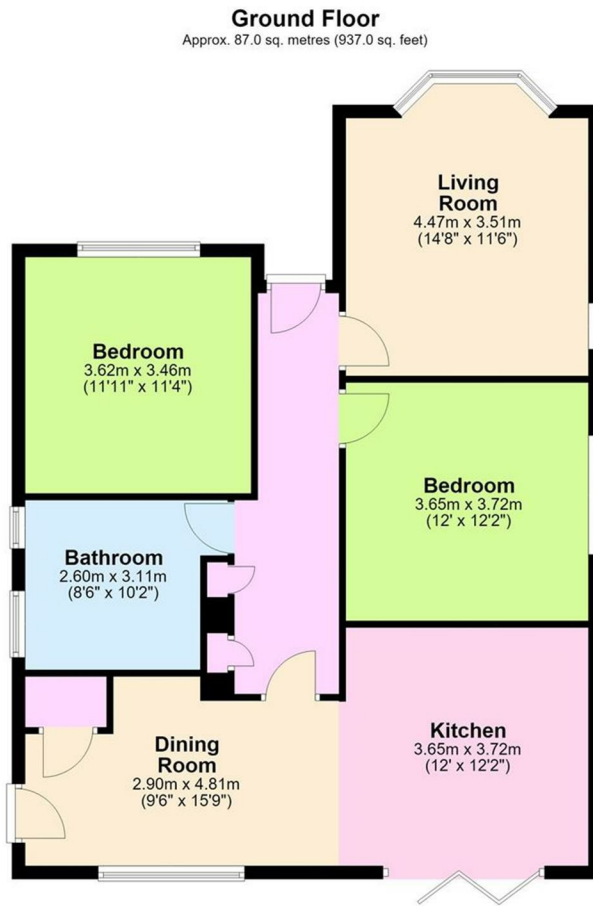


robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Cottenham Road



Total area: approx. 87.0 sq. metres (937.0 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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co