



Offers In Excess Of  
**£525,000**  
 Freehold

## Ladydell Road, Worthing

- Mid Terraced-House
- Four Bedrooms
- Two Reception Rooms
- Front and Rear Garden
- Rear Allotment And Shed Area
- Refurbished Throughout
- Potential Office Spaces.
- EPC Rating - D
- Council Tax Band - D
- Freehold

**\*\* GUIDE PRICE - £525,000-£550,000 \*\***. We are delighted to offer to the market this beautiful four bed terraced house which is situated in this central Worthing location close to town centre shops, schools, parks, the seafront, Worthing hospital, bus routes and mainline station. Accommodation offers a spacious entrance hall, modern kitchen/diner, lounge, two bathrooms and four good sized bedrooms. Other benefits include a front and rear garden, access to rear allotment and shed area and being featured in Kirstie and Phil's love it or list it program.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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





## Accommodation

### Front Garden

Mature grapevine, trees and bushes. Composite door and double glazed windows.

### Hallway

Karndean wood flooring. Modern style radiator. plug socket. Under stairs storage. Coving.

### Lounge 10'79 by 14'61 (3.05m by 4.27m)

Karndean wood flooring. Double glazed bay window. Coving. Exposed brick fireplace with open fire and tiled hearth. Shelving and storage. Modern style radiator. Made to measure blinds. 10.77 by 14.61

### Kitchen/ Diner 12'68 by 16'85 by 17'68 (3.66m by 4.88m by 5.18m)

Karndean wood flooring. Modern style radiator. Spotlights with dimmer switches. Double glazed door to garden. Aluminium roof lantern. Tiled splash back. Soft closing wall base and draw units. Integrated 1.5 sink and drainer. Solid walnut worktops with breakfast bar. Island with Neff 5 ring gas burner and breakfast bar and Neff overhead extractor. Integrated Neff single oven with a slide and hide door, with a microwave oven on top. Double glazed doors to rear garden. Space and plumbing for an American style fridge freezer. Integrated dish washer. Space for an integrated washing machine.

### Garden

Decked seating area. Artificial turf. Wood paneled fencing. Three external wall mounted lights. External water tap. Door to rear allotment and shed area.

### First Landing

Carpeted stairs and landing. Coving. Stripped wood doors leading to

### Bathroom 7'16 by 6'7 (2.13m by 2.01m)

Double glazed windows. Wall mounted basin with double draw vanity unit. Shower cubicle with wall mounted rainfall shower and attachments. WC with integrated storage unit. Double ended bath with central mounted taps and shower attachment. Spotlights. Wall mounted heated towel rail.

### Bedroom One 15'10 by 9'24 (4.83m by 2.74m)

Coving. Radiator. Double glazed bay window. Made to measure blinds.

### Bedroom Two 12'78 by 9'07 (3.66m by 2.92m)

Double glazed window. Radiator. Made to measure blind.

### Bedroom Three 7'02 by 9'26 (2.18m by 2.74m)

Coving. Radiator. Double glazed window. Made to measure blinds.

### Second Landing

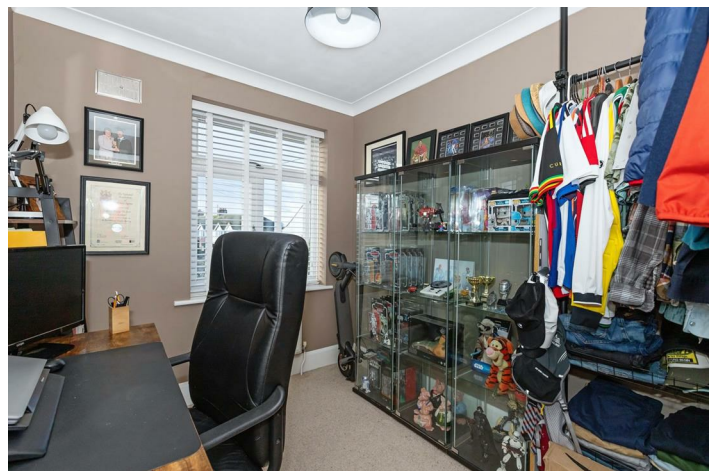
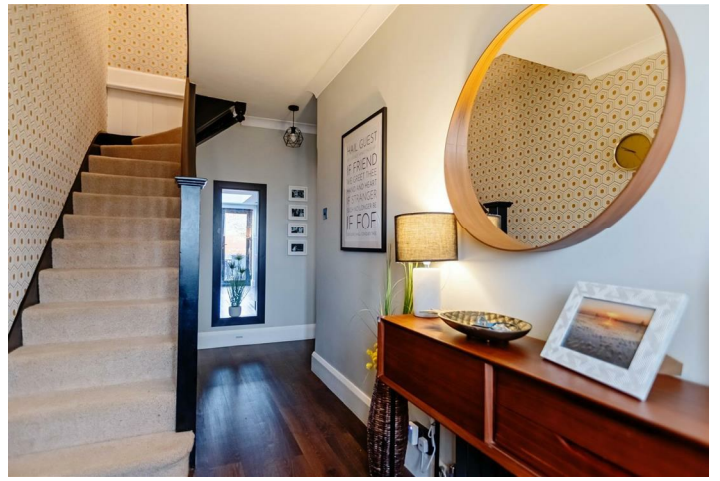
Double glazed velux window.

### Bedroom Four 17'24 by 17'62 (5.18m by 5.18m)

Dual aspect double glazed velux windows. Votted ceiling. Eaves storage. Oak laminate flooring. Radiator. Made to measure blinds. Office space.

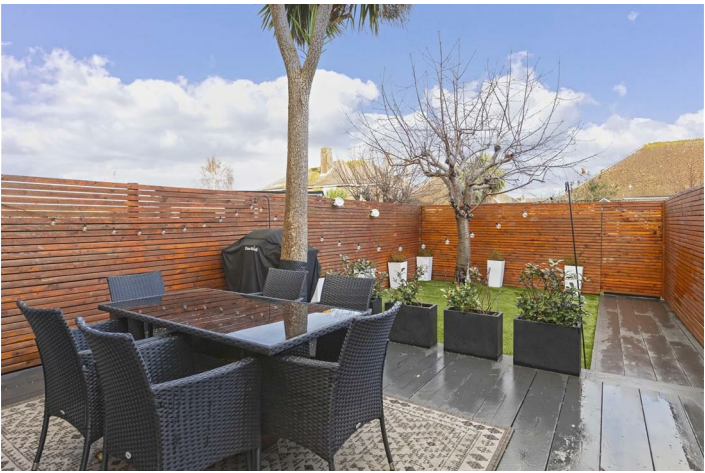
### Bathroom 6'27 by 5'96 (1.83m by 1.52m)

Double glazed velux window. WC. Wall mounted basin. Bath with tap and shower attachment. Granite shelving. Wall mounted heated radiator.



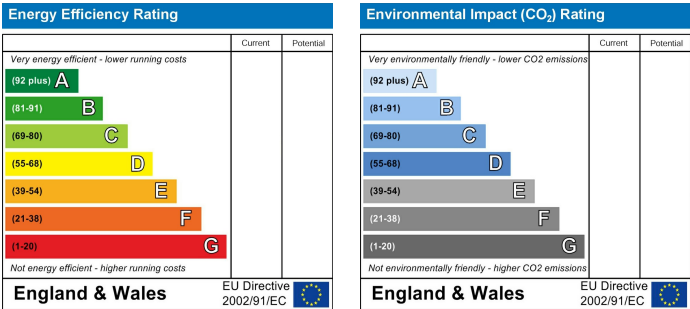
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
T: 01903 331247 E: info@robertluff.co.uk  
www.robertluff.co.uk







Total area: approx. 127.6 sq. metres (1373.1 sq. feet)



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.