



Radnor Road, Worthing



Offers In Excess Of
£325,000
Freehold

- Semi Detached House
- Three Double Bedrooms
- Garage and Driveway
- Spacious Living Room
- Kitchen/Breakfast Room
- Front and Rear Gardens
- EPC Rating - D (64)
- NO FORWARD CHAIN

Robert Luff & Co are pleased to offer to the market this semi-detached house in the popular South Tarring area. The property comprises of a ground floor cloakroom/wc, living room, modern kitchen/breakfast room with walk in utility cupboard. Upstairs there are three good size bedrooms and a modern bathroom. The property benefits from a garage, driveway, gas fired central heating and recently replaced double glazing. NO FORWARD CHAIN

PLEASE NOTE THE PHOTOS CONTAINED IN THIS BROCHURE, ARE BEFORE THE TENANT MOVED IN, THEREFORE THE PROPERTY IS IN A DIFFERENT CONDITION TO THESE PHOTOS, HOWEVER, HELPS TO GIVE AN IDEA OF THE ROOM SIZES.

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

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



Accommodation

Obscure double glazed front door into:

Entrance Hall

Double radiator. Smoke alarm. Thermostat control. Telephone point

Living Room 16'3 x 14'4 (4.95m x 4.37m)

Radiator. TV point. Double-glazed window. Double-glazed double doors to rear garden.

Cloakroom/WC

Low level flush WC. Frosted double-glazed window. Wash hand Basin. Part tiled walls. Radiator.

Kitchen/Breakfast Room 13'3 x 12'0 (4.04m x 3.66m)

A range of wall and base units. Worktop incorporating one and half bowl sink with drainer and mixer taps. Part tiled walls. Space and plumbing for dishwasher. Built in oven, hob and extractor fan. Breakfast bar. Double-glazed window. Radiator.

Walk-in Utility Cupboard

Space and plumbing for washing machine. Wall mounted boiler. Gas and Electric meters.

First Floor Landing

Stairs leading to first floor. Loft hatch, with ladder (loft is boarded).

Bedroom One 12'3 x 11'2 (3.73m x 3.40m)

A range of furniture with two chests of drawers, two double wardrobes with hanging space and shelves, further double depth wardrobe with two hanging rails. Radiator. Double-glazed window.

Bedroom Two 13'9 x 8'10 (4.19m x 2.69m)

Wardrobe with hanging space and shelving. Radiator. Double-glazed window.

Bedroom Three 10'9 x 7'3 (3.28m x 2.21m)

Radiator. Double-glazed window.

Bathroom

Panel enclosed shower and screen. Low level flush WC. Pedestal wash hand basin. Part tiled walls. Frosted double-glazed window.

Outside

Rear Garden

Two patios areas. Lawn area. Flower and shrub borders. Side access gate.

Front Garden

Laid mainly to shingle. Hedges. Bike storage shed between house and garage.

Driveway

At the front of property.

Garage 15'7 x 9'8 (4.75m x 2.95m)

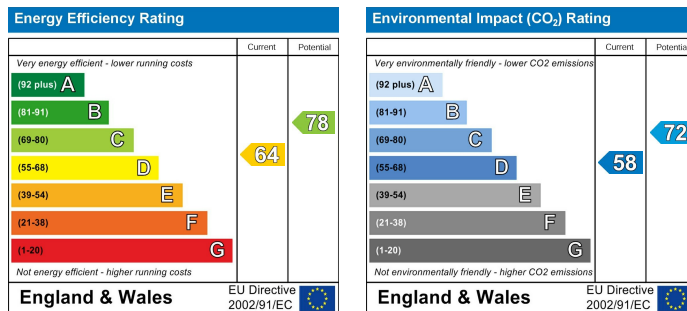
Up and over door.



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

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

www.robertluff.co.uk



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.