



Lyndhurst Road, Worthing

Asking Price
£325,000
Freehold

- Period Terrace Family Home
- Two Reception Rooms
- Courtyard Garden
- Freehold
- Two Bedrooms
- Town Centre Location
- EPC Rating - TBC
- Council Tax Band - B

Robert Luff and Co are delighted to offer to the market this beautifully presented re-modernised mid terrace house, situated in the heart of Worthing Town Centre, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, dining room, kitchen, two bedrooms and family bathroom. Other benefits include courtyard garden.

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



Accommodation

Entrance Hall

Double-glazed UPVC door to hall. Strip wood floor. Thermostat.

Lounge 10'9 x 8'8 (3.28m x 2.64m)

Double-glazed window to front. Radiator. Strip wood floor. Feature wooden fire surround with cast iron insert. Shelf recess. Storage cupboard housing electric meters.

Dining Room 13'6" x 8'7" (4.13 x 2.64)

Double-glazed window overlooking the garden. Radiator. Strip wood floor. Shelf recess. Under stairs cupboards. Throughway to:

Kitchen 13'5 x 5'1 (4.09m x 1.55m)

An attractive in frame blue base units. Real wood worktop incorporating a butler sink with mixer tap. Space for range style cooker. Extractor fan. Space for fridge/freezer. Space and plumbing for dishwasher. Metro brick tiles. Tiled floor. Double-glazed window. Double-glazed door to rear garden. Radiator. Door to:

Utility Cupboard

Space and plumbing for washing machine. Wall mounted Worcester boiler.

First Floor Landing

Stairs to first floor. Loft hatch. Stripped wood floor.

Bedroom One 12' x 9'05 (3.66m x 2.87m)

Double-glazed window to front. Radiator. Strip wood floor. Fitted Shaker style wardrobes with hanging and shelves.

Bedroom Two 12'6" x 11'4" (3.83 x 3.47)

Double-glazed window with view of the rear garden. Radiator.

Bathroom

Panel enclosed P shaped bath with feature brass mixer tap with rainfall shower head and separate attachment. Pedestal wash hand basin set into vanity unit. Low level flush WC. Frosted double-glazed window. Tiled walls. Heated towel rail. Wood effect floor tiles.

Outside

Rear Garden

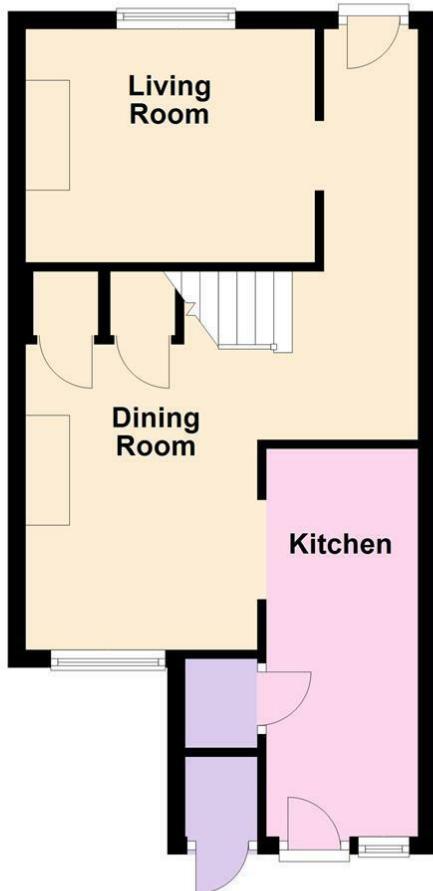
Courtyard garden. Tiled patio.



Floorplan

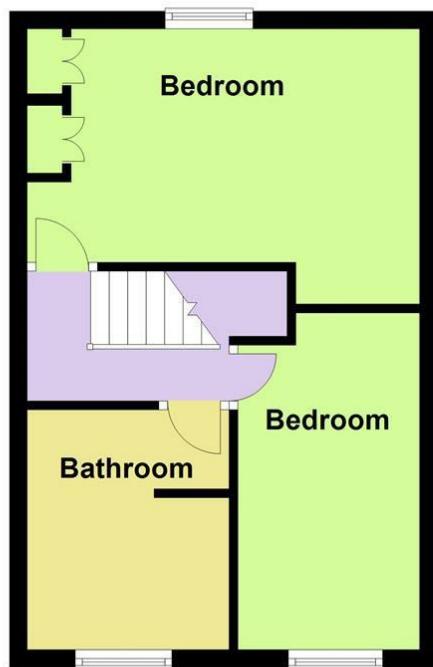
Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



Total area: approx. 68.7 sq. metres (739.8 sq. feet)

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.

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

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

www.roberluff.co.uk