



Offers In Excess Of  
£400,000  
Freehold

## Northbrook Road, Worthing

- End of Terrace Family Home
- Three Bedrooms
- Mature Rear Garden
- Favoured Broadwater Location
- Off Road Parking for Two or Three Vehicles
- EPC Rating - C (71)
- Freehold
- Council Tax Band - C

Robert Luff and Co are delighted to offer to the market this end of terrace family home in good decorative order, situated in the favoured Broadwater area, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, kitchen, three bedrooms and family bathroom. Other benefits include large mature rear garden and off road parking

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## Accommodation

### Entrance Hall

Double-glazed door to hall. Laid wood floor. Radiator. Double-glazed window. Thermostat. Under stairs storage cupboard housing gas meters. Picture Rail.

### Lounge 11'39 x 11'18 (3.35m x 3.35m)

Double-glazed window. Laid wood floor. Wooden art deco fire surround with decorative tiled insert hearth. Radiator.

### Kitchen 17'2 x 8'3 (5.23m x 2.51m)

A range of matching shaker style wall and base units. Wood effect worktop incorporating sink with mixer tap. Breakfast bar. Built in oven. Built in four ring electric hob. Extractor fan. Space for fridge/freezer. Down lights. Cupboard enclosed Worcester boiler. Tiled splash backs. Utility cupboard with space and plumbing for washing machine. Radiator. Two double-glazed windows. Double-glazed french doors to garden.

### First Floor Landing

Stairs leading to first floor. Loft hatch.

### Bedroom One 11'07 x 10'93 (3.35m x 3.05m)

Double-glazed window. Radiator. Picture rail.

### Bedroom Two 11'2 x 8'04 (3.40m x 2.54m)

Double-glazed window with view of rear garden. Picture rail. Radiator.

### Bedroom Three 7'4 x 5'89 (2.24m x 1.52m)

Double-glazed window. Picture rail. Radiator.

### Bathroom

Panel enclosed bath with mixer tap, shower attachment and rainfall shower head. Pedestal wash hand basin. Low level flush WC. Tiled walls and floor. Frosted double-glazed window. Down lights. Heated towel rail.

### Outside

Electric vehicle chargepoint

### Rear Garden

Spacious decking area. Lawn area. Outside tap. Mature trees and shrubs. Timber built shed. Vegetable patch. Car hard standing. Double-gates to front.

### Front Garden

Block paved drive. Decorative gravel/shingle area. Flower beds. Off road parking for two or three vehicles.

### Agent Notes

Council Tax Band - C



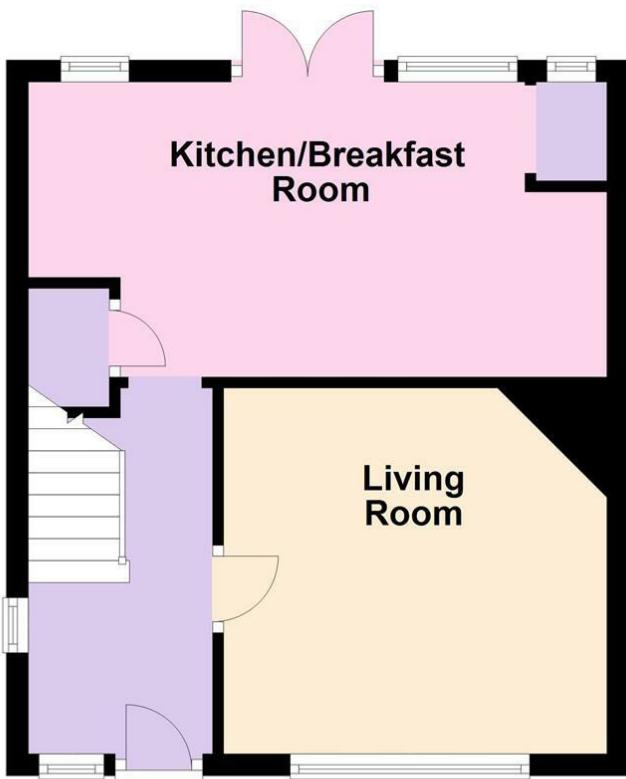
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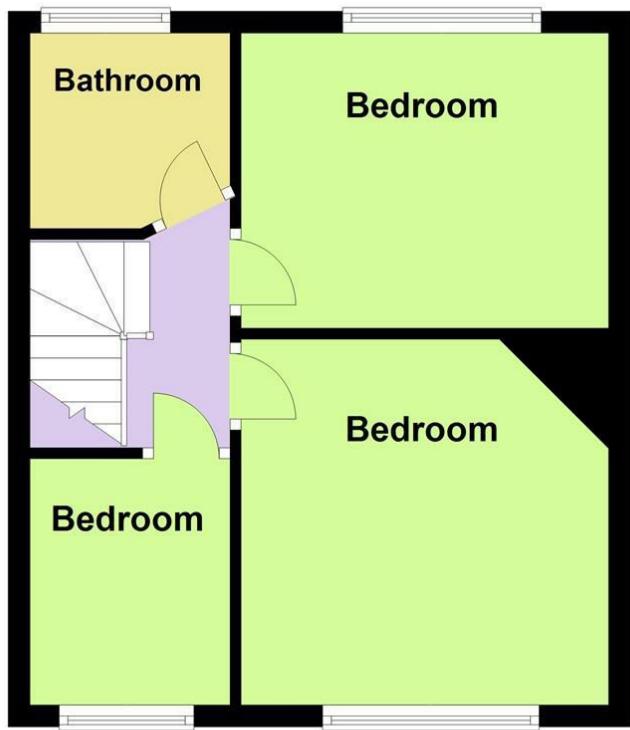
## Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 65.1 sq. metres (700.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.