



4



2



2



E



## Description

Robert Luff & Co are delighted to offer to let this substantial four bedroom home. Currently undergoing full redecoration and new carpeting throughout, this spacious property offers a blend of charm, versatility, and superb location benefits.

Set within easy reach of the beach, town centre, and excellent transport links, the home provides a peaceful retreat while keeping everyday amenities close at hand.

The property features a large basement, a generous loft space currently, a walled garden, and a sizeable garage, offering excellent storage and flexibility.

Inside, an entrance hall leads to an impressive L-shaped lounge and dining area, complete with a roller divide for adaptable living. There is also a separate dining room and a well-proportioned kitchen, along with a ground floor W.C.

The first floor offers four good-sized bedrooms. The master bedroom includes a dressing room and private en suite, while a spacious family bathroom serves the remaining rooms.

VIEWING ESSENTIAL.



## Key Features

- Substantial four bedroom home
- Currently being fully redecorated with new carpeting throughout
- Entrance hall leading to an impressive L-shaped lounge/diner
- Additional separate dining room and well-proportioned kitchen
- First floor includes four good-sized bedrooms
- EPC energy rating E (43)
- Master bedroom features a dressing room and private en suite
- Spacious family bathroom serving the remaining bedrooms
- Conveniently close to the beach, town centre, and transport links



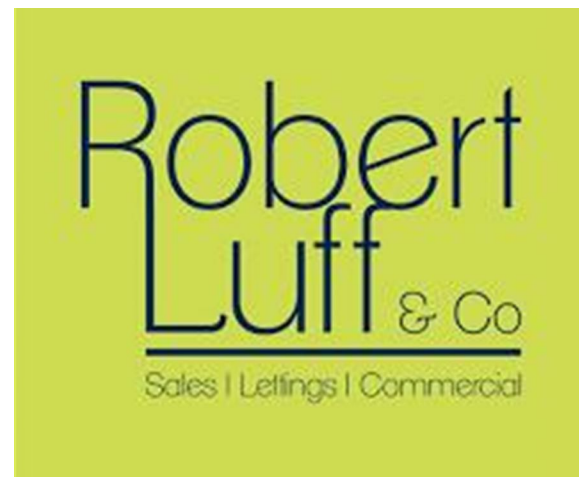
robertluff.co.uk

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

Robert  
Luff & Co



(\*)  
SUBJECT TO AVAILABILITY



[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co



[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co

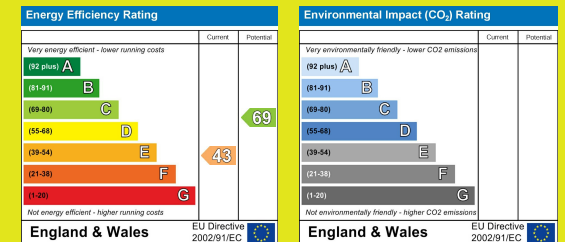


robertluff.co.uk

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

Robert  
Luff & Co

## Floor Plan Beccles Road



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