



## Dominion Road, Worthing

Offers In Excess Of  
**£500,000**  
Freehold

- Semi-Detached House
- Three Bedrooms
- Good-Sized Garden
- Ample Off-Road Parking
- Bay-Fronted Living Room
- Spacious Conservatory
- EPC Rating - D
- Council Tax Band - C

We are delighted to offer to the market this spacious three bedroom semi-detached family home ideally situated in the heart of Broadwater close to local shopping facilities, parks, schools, bus routes, and the mainline station. Accommodation offers a porch leading to an entrance hallway, a bay-fronted living room, a formal dining room with a feature fireplace, and a spacious kitchen. Upstairs, there are three bedrooms, with two being doubles, a family bathroom, and a separate WC. Other benefits include a conservatory, a good-sized rear garden, gas fired central heating, double glazing and ample off-road parking.

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**  
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## Accommodation

Covered entrance porch area with courtesy lights and quarry tiled floor. Attractive period front door with stain glass frosted leaded light insert leading to:

### Entrance Hallway

Radiator. Picture rail. Engineered oak wood effect flooring. Understairs storage cupboard housing gas and electric meters as well as electric consumer unit. Useful downstairs hanging space. Attractive stripped wood door leading to:

### Kitchen 13'3" x 9'8" (4.05 x 2.96)

Range of shaker style natural wood fronted base and wall units. Marble effect worktops incorporating a one and a half bowl stainless steel sink with mixer tap. Space for Range style cooker with extractor fan over. Space for fridge/freezer. space and plumbing for washing machine. Cupboard enclosed Baxi boiler. Double glazed window with view of rear garden. Radiator. Door to side entrance area. Further double glazed window with westerly aspect.

### Living Room 14'11" x 13'7" (4.57 x 4.15)

Southerly aspect double glazed bay window to front. Oak wood flooring. Attractive period wooden fireplace with tiled insert and hearth. Radiator. TV point. Picture rail.

### Dining Room 13'1" x 10'10" (3.99 x 3.31)

Attractive period wooden fire surround with tiled insert and hearth. Radiator. Picture rail. Double glazed French doors through to:

### Pitched Roof Conservatory 15'7" x 9'0" (4.76 x 2.75)

Radiator. Double glazed windows with view of rear garden. Pitched roof. Engineered oak wood flooring. Double glazed double opening French doors to rear garden.

### Landing

Turn stairs leading up. Secondary glazed sash window. Loft hatch Picture rail; Door to:

### Bedroom One 15'5" x 12'3" (4.71 x 3.75)

Period fire surround. Double glazed bay window. Picture rail. Strip wood flooring. Radiator. Strip wood door with period handle.

### Bedroom Two 12'8" x 12'2" (3.88 x 3.71)

Strip wood floor. Radiator. Double glazed window with view of rear garden. Picture rail. Period fire surround with tiled hearth. Strip wood door with period handle.

### Bedroom Three 9'1" x 8'0" (2.79 x 2.44)

Double glazed window to front. Radiator. Picture rail. Strip wood door with period handle.

### Bathroom

Double end panel enclosed bath with telephone style period mixer tap and shower attachment. Pedestal wash hand basin. Fitted corner shower cubicle with fitted shower. Double glazed frosted double glazed window. Tiled splashbacks. Period style radiator.

### Separate WC

Low level flush WC. Basin. Frosted double glazed window. Part tiled walls.

### Rear Garden

Patio area. Lawn area. Mature trees, shrubs and palm trees. Timber built shed. Useful side area with a further timber built shed and gate to front. Outside tap.

### Front Garden

Flower beds with mature trees and shrubs. Attractive flagstone laid path. Gate to side entrance. Gravel area for off-road parking.

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

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www.robertluff.co.uk



# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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