



£1,650

Cedar Avenue, Worthing

- Semi Detached House
- Popular Salvington Location
- EPC Rating - TBC
- REAR GARDEN TO BE TURFED PRIOR NEW TENANTS MOVING IN.
- Three Bedrooms
- Spacious Lounge / Dining Room
- South Facing Rear Garden

* Available from the end of June 2024 *

Robert Luff & Co are delighted to offer this charming three-bedroom semi detached house which offers ample living space with two reception rooms, perfect for entertaining or relaxing. The property features a fitted kitchen and a family bathroom, both designed with a contemporary, neutral decor. Additional highlights include gas central heating for comfort throughout the year and a lovely South-facing garden, ideal for outdoor activities and enjoying the sun. This home combines functionality and style, making it an ideal choice for families or those seeking a spacious living environment.

REAR GARDEN TO BE TURFED PRIOR NEW TENANTS MOVING IN.

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

Entrance

Frosted double glazed door to hallway, radiator, understairs cupboard.

Lounge / Dining Room 24'2" x 10'11" (7.37 x 3.35)

Double glazed window to rear, TV point, single glazed window to front, tiled fireplace with gas fire, service hatch.

Kitchen 8'3" x 8'0" (2.53 x 2.44)

Range of wall and base units, white sink unit with mixer tap and drainer inset to work surfaces, space and plumbing for washing machine, space for fridge, freezer, tiled splash back, extractor fan, wall mounted Vaillant boiler, double glazed window, double glazed door to garden.

Stairs leading up to:

First Floor Landing

With loft hatch.

Bedroom One 12'10" x 10'0" (3.93 x 3.06)

Radiator, wardrobe with hanging space, single glazed window.

Bedroom Two 10'11" x 9'1" (3.35 x 2.77)

Double glazed window, radiator, cupboards.

Bedroom Three 7'1" x 6'9" (2.17 x 2.08)

Window, airing cupboard.

Shower Room

Wet room, Mira shower with screen, wash hand basin, frosted double glazed window, tiled walls, heater.

W.C

Low level flush W.C, frosted double glazed window.

South Facing Rear Garden

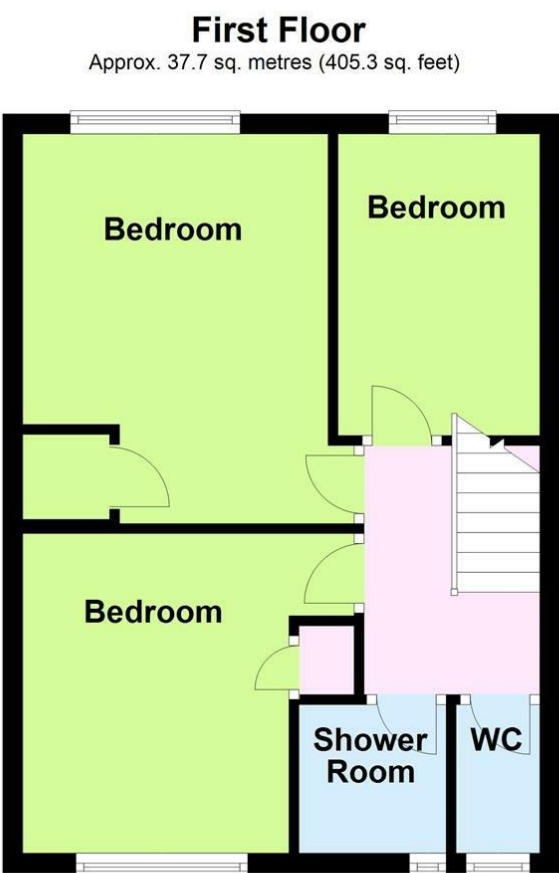
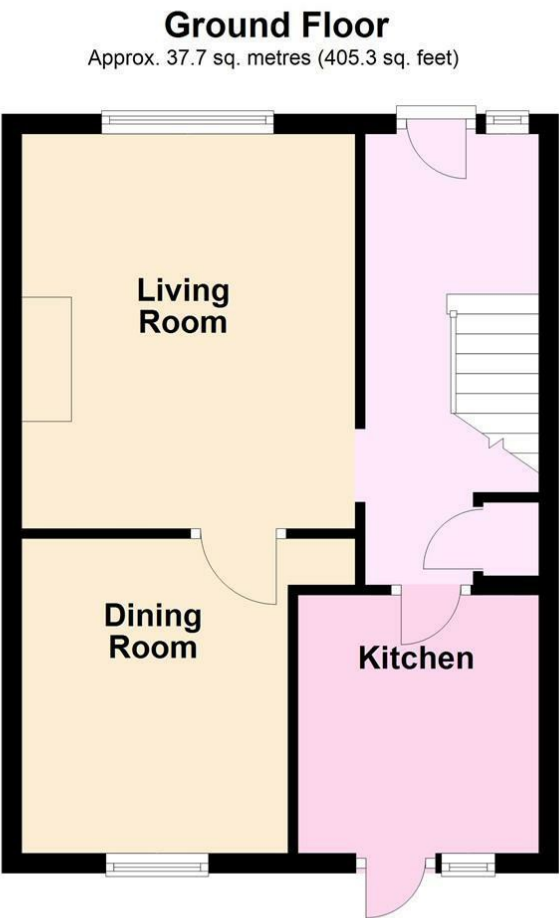
Mainly laid to lawn with mature trees and shrubs, outdoor tap, side gate, rear vegetable patch area, timber shed, greenhouse.



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

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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.