



## Church Walk, Worthing



Offers In Excess Of  
**£390,000**  
Leasehold

- Terraced Family Home
- Three Bedrooms
- Modern Kitchen
- Spacious Living Room
- Private Rear Garden
- Council Tax Band - B
- Garage & Off-Road Parking
- EPC Rating - C

We are delighted to offer to the market this well-presented three bedroom terraced family home ideally situated in the heart of Worthing close to local shopping facilities, parks, schools, seafront, Worthing hospital, Splashpoint leisure centre and the mainline station. Accommodation offers a spacious living room, an open-plan kitchen/dining room, three bedrooms, a family bathroom and a separate WC. Other benefits include a garage, off-road parking, and a private rear garden.

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

Private path to front garden. Front garden with plants, bushes and communal gardens. Tiled floor leading to front door. Front door to:

### Entrance hallway

Leading to:

### Living Room 16'5" x 14'11" (5.01 x 4.55)

Floor to ceiling double glazed windows. Parquet flooring. Radiator. Coving.

### Kitchen/Diner 15'1" max x 12'0" (4.62 max x 3.66)

Parquet flooring. Floor to ceiling double glazed window. Double radiators. Granite worktops and splashback. Granite breakfast bar. Soft closing wall, base and drawer units with downlights. Integrated Neff dishwasher and Neff washer dryer. Integrated Neff double oven with four ring electric hob and integrated overhead extractor. Large one and a half bowl Caple basin and drainer. Boiler cupboard with shelving. Wall mounted thermostat. Double glazed window with frosted door to rear garden.

### Landing

Double glazed window. Vaulted ceiling with large storage cupboard.

### Bedroom One 11'2" x 8'0" (3.41 x 2.44)

Double glazed window. Built-in double wardrobe. Radiator.

### Bedroom Two 9'3" x 8'11" (2.83 x 2.72)

Double glazed window. Radiator.

### Bedroom Three 7'9" x 5'11" (2.38 x 1.81)

Double glazed window. Radiator. built-in wardrobe.

### Bathroom

Heated towel rail. Storage cupboard. Basin and vanity unit. Part tiled walls. Bath with wall mounted shower and screen. Frosted double glazed window. Spotlights.

### Separate WC

Low level flush WC with vaulted ceiling.

### Garden

Patio with mature trees and plants. Rear access to garage compound and parking.

### Garage

Brick built garage with up and over door.

### Tenure

Leasehold with approximately 935 years remaining on the lease.

Annual Maintenance Charge - £421.60

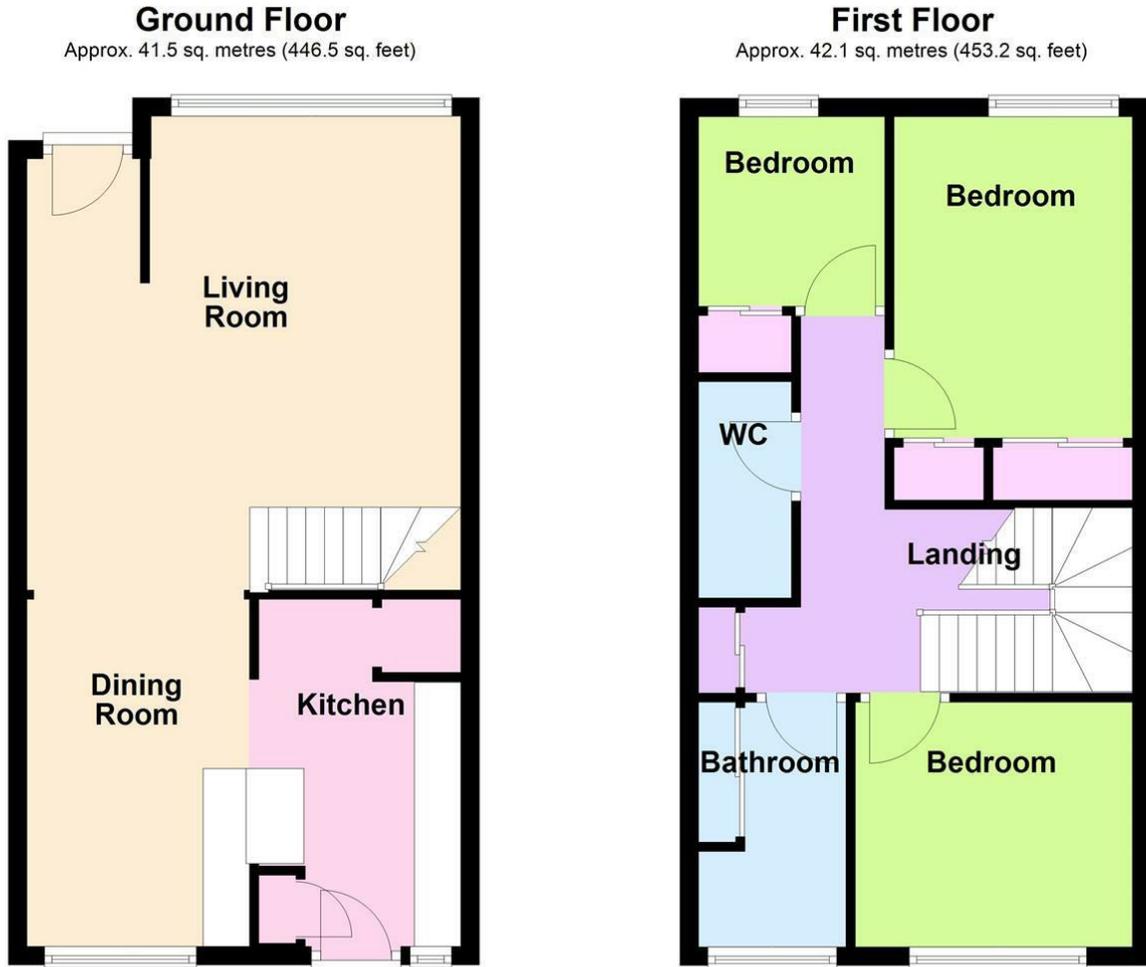
Annual Ground Rent - £20

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) <b>A</b>			<b>89</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	

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.