

Robert  
Luff & Co

King Street, Worthing

Freehold - Offers Over £475,000



3



2



1



D





## Key Features

- Beautifully presented Victorian mid-terrace house
- Three double bedrooms
- Central Broadwater location
- Through lounge/dining room
- Extended kitchen/breakfast room
- Original character features throughout
- Family bathroom with roll-top bath and separate shower
- West-facing rear garden
- Patio, lawn and raised decking areas
- Council Tax Band C | EPC Rating D

We are delighted to offer this beautifully presented three-bedroom Victorian mid-terrace home, ideally situated in the heart of Broadwater within easy reach of local shops, parks, schools, bus routes and mainline railway stations. Beautifully combining character features with modern living, the property offers spacious and well-appointed accommodation throughout, whilst also benefiting from a generous west-facing rear garden ideal for entertaining and family enjoyment.

The accommodation is arranged over two floors and retains a wealth of original features throughout. The ground floor comprises a spacious through lounge/dining room with attractive wood flooring, feature fireplace, built-in storage and shelving, understairs storage cupboard and a bay window fitted with stylish built-in slatted blinds. The dining area enjoys double doors opening directly onto the rear garden and flows seamlessly into the extended kitchen/breakfast room.

The kitchen is fitted with a range of wall and base units incorporating a double butler sink, integrated oven and gas hob, whilst further doors provide additional access onto the garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes, feature fireplace and a bay window with built-in slatted blinds, whilst the second bedroom also enjoys an attractive feature fireplace. The family bathroom is beautifully appointed with a roll-top bath, walk-in shower, WC and wash hand basin.

Externally, the west-facing rear garden is mainly laid to lawn with patio seating areas and raised decking to the rear, providing a fantastic outdoor space to relax and entertain.



robertluff.co.uk

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

Robert  
Luff & Co

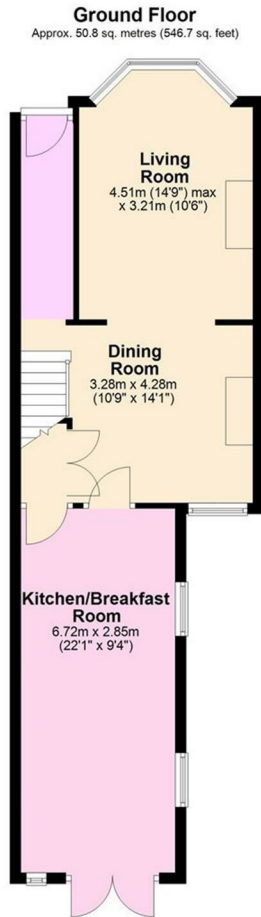


[robertluff.co.uk](http://robertluff.co.uk)

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

Robert  
Luff & Co

# Floor Plan King Street



Total area: approx. 100.5 sq. metres (1081.7 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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