

Robert
Luff & Co

Adversane Road, Worthing

Freehold - Offers In Excess Of £750,000



4



2



2



TBC





Key Features

- Beautifully renovated and extended four-bedroom family home
- Quiet and highly sought-after residential location
- Stunning open-plan kitchen/dining space with central island
- Bi-fold doors opening onto a landscaped rear garden
- Cosy snug area with wood-burning stove
- Luxurious principal suite with dressing room and en-suite
- Versatile fourth bedroom/study on the ground floor
- Log cabin/home office and partially converted garage gym both with wired internet
- Off-road parking and electric car charger to the front
- Council Tax Band E | EPC Rating TBC

We are delighted to offer this beautifully renovated and extended four-bedroom family home, positioned in a quiet and highly sought-after residential location close to Worthing town centre, the seafront and mainline transport links. Finished to an exceptional standard throughout, the property offers versatile accommodation perfectly suited to modern family living, seamlessly combining stylish open-plan spaces with cosy and characterful features.

Accommodation Overview

Ground Floor

A welcoming entrance hall sets the tone for the quality throughout, leading to a front aspect living room with an attractive fireplace, a versatile fourth bedroom/study ideal for guests or home working, and a convenient ground floor cloakroom/WC. To the rear, the property has been superbly extended to create a cosy TV snug with a charming wood burner and a stunning open-plan kitchen/dining space featuring a central island, ample room for entertaining and bi-fold doors opening onto the rear garden. A separate utility room adds further practicality.

First Floor

The first floor offers well-proportioned accommodation including three double bedrooms. The principal suite provides a luxurious retreat with a freestanding feature bath, walk-in dressing room and a newly fitted en-suite shower room. A stylish modern family bathroom and separate WC complete the upper floor.

Outside

The rear garden has been attractively landscaped, featuring a generous decked seating area adjoining the bi-fold doors, a lawned garden, a designated children's play area and an impressive log cabin/home office offering versatile use.

Additional Features

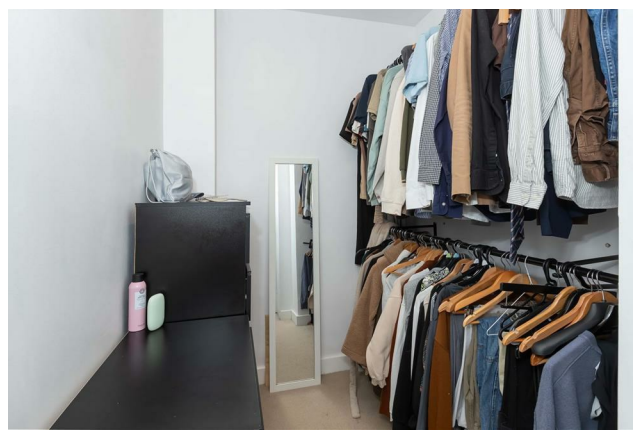
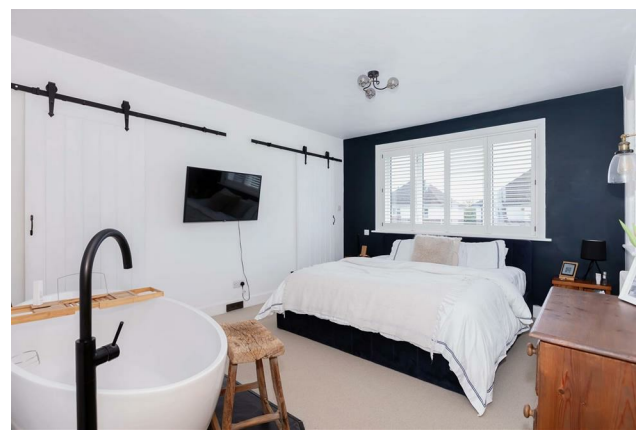
The property further benefits from off-road parking, an electric car charger to the front of the house, a garage with the front section used for storage and the rear partially converted into a gym, both the garage and log cabin benefiting from wired internet, a high-quality finish throughout, and true turn-key condition.



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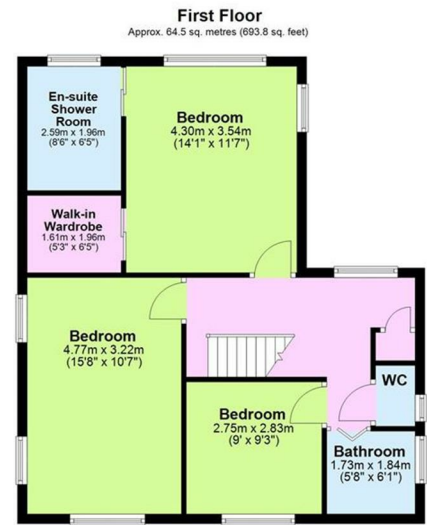
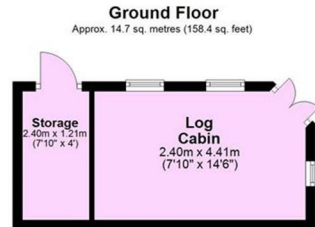


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Floor Plan Adversane Road



Total area: approx. 184.3 sq. metres (1984.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(20-34) E		
(21-38) F			(1-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 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.

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