



## Brighton Road, Worthing

Price  
£600,000  
Freehold

- Period Seafront Residence
- Flexible Accommodation
- Four/Five Bedrooms
- South Facing Balcony
- Two Reception Rooms
- EPC Rating - TBC
- Two Bathrooms and a Shower Room
- Council Tax Band - E
- A Wealth of Original Features
- Freehold

A four/five bedroom mid-terrace period house situated on Worthing's beautiful seafront close to town centre shops, restaurants, parks, schools, bus routes and mainline station. The ground floor offers a kitchen, living room, further reception room and a double bedroom with an ensuite shower room. Upstairs has three/four further bedrooms, one with a South facing balcony with fantastic sea views, a bathroom and shower room. Other benefits include a loft room, rear garden and a wealth of original features. The property could lend itself to a varied number of uses with the correct consent.

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## Accommodation

### Front Door

Part glazed front door opening into:

### Entrance Hall

Part tiled flooring and walls. Leaded light glazed door to:

### Hallway

Radiator. Attractive period tiling. Decorative call bells. Under stair storage cupboard with shelving. Door to:

### Inner Hallway/Study Area

Radiator.

### Lounge 13'5" x 17'9" (4.10 x 5.43)

Two radiator. Attractive period parquet flooring. Picture rail. Coving. Double glazed bay window to front. Through way to:

### Kitchen 13'3" x 12'1" (4.06 x 3.69)

A range of base and wall units. Wood effect work surface incorporating a sink with mixer tap. Space and plumbing for washing machine. Electric cooker. Four ring hob. Tiled splash back walls. Space for fridge/freezer. Decorative tiled splash back. Radiator. Glazed door to cupboard storage area. Wall mounted boiler controls.

### Second Reception Room 17'11" x 12'7" (5.47 x 3.86)

\*Currently used as an annex area\* Laid wood flooring. Radiator. Dado rail. Double glazed double opening doors to rear garden. Door to:

### Bathroom

Fitted bath with mixer tap, over bath shower and rainfall head. Low flush WC. Pedestal wash hand basin. Radiator. Two sash cord windows. Tiled floor.

### Stairs

Up to:

### First Floor Landing

Storage cupboard.

### Bedroom One 17'8" x 12'7" (5.40 x 3.84)

Double glazed bay window with glorious sea views. Radiator. Attractive fireplace with cast iron surround and tiled insert. Radiator. Decorative coving. Dimmer switch. Picture rail.

### Bedroom Two 12'11" max x 12'6" (3.95 max x 3.82)

Recess cupboard. Basin set in vanity unit. Sash cord window to rear. Decorative coving. Radiator.

### Bedroom Three 12'5" x 11'0" (3.8 x 3.37)

Double glazed bay window. Picture rail. Fitted cupboard. Radiator.

### Secondary Kitchen/Bedroom Four 8'1" x 8'5" (2.48 x 2.57)

Currently with kitchen units, space for a gas cooker, fridge and tiled splash backs. Radiator. Picture rail. Sash cord window.

### Bedroom Five 11'1" x 6'5" (3.40 x 1.96)

Picture rail. Radiator. Door giving access to rail enclosed balcony.

### Shower Room

Low flush WC. Basin. Tiled splash back. Frosted sash window. Shower tray with tiled walls and fitted shower and curtain. Radiator.

### Bathroom

Wood panel enclosed bath with telephone style mixer taps and handles. Low flush WC. Pedestal wash hand basin. Period tiled walls. Frosted sash cord windows. Heated towel rail.

### Rear Garden

A range of mature trees including palm trees. Gate for rear access. Brick built storage shed.

### Front Garden

Relatively secluded with hedging. Flower bed areas.



# Floorplan



Total area: approx. 250.8 sq. metres (2699.5 sq. feet)

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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