



Eriswell Road, Worthing



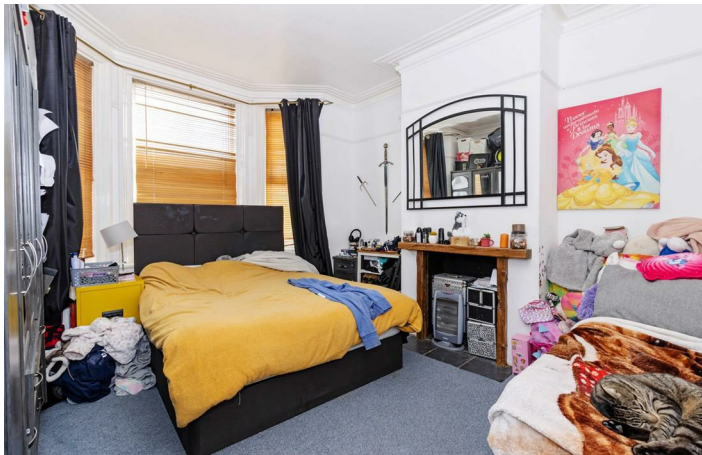
Offers In Excess Of
£450,000
 Freehold

- Period Family Home
- Four Reception Rooms
- EPC Rating - D (65)
- Five Bedrooms
- Town Centre Location
- NO FORWARD CHAIN

Robert Luff and Co are delighted to offer to the market this mid terrace Victorian family home, situated in the heart of Worthing, close to local shopping facilities, the beach, parks, restaurants, bus routes, and mainline station. Accommodation offers entrance hall, lounge, dining room, breakfast room, spacious kitchen, five bedrooms and family bathroom. Other benefits include west facing rear garden. NO FORWARD CHAIN

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Accommodation

Entrance Hall

Frosted double-glazed front door. Decorative coving. Laid wood laminate floor. Radiator. Understairs storage.

Lounge 14'0" x 12'2" (4.27 x 3.72)

(Currently used as a bedroom). Wooded fire surround. Double-glazed bay window to front. Picture rail. Coving.

Dining Room 11'9" x 8'10" (3.6 x 2.71)

Cupboard. TV point. Double-glazed window. Picture rail.

Breakfast Room 12'6" x 10'9" (3.82 x 3.30)

Double-glazed window. Down lights. Archway leading to:

Kitchen 11'4" x 10'9" (3.46 x 3.28)

A range of matching light wood fronted wall and base units. Worktop incorporating stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for range style cooker. Extractor fan. Radiator. Double-glazed window. Wall mounted ideal boiler. Double-glazed patio doors to rear garden.

Utility Area

Double-glazed window. Space for further appliances.

First Floor Landing

Stairs leading to first floor. Loft hatch. Radiator. Double-glazed window.

Bedroom One 14'9" x 14'1" (4.51 x 4.31)

Double-glazed bay window. Cast iron fire surround. Cupboard with hanging space. Picture rail. Radiator.

Bedroom Two 14'0" x 11'10" (4.27 x 3.63)

Double-glazed window. Cast iron fire place. Radiator. Cupboard with hanging space.

Bedroom Three 10'11" x 5'9" (3.35 x 1.77)

Double-glazed window. Picture rail.

Bedroom Four 10'5" x 8'2" (3.20m x 2.51m)

Double-glazed window. Radiator.

Bedroom Five 8'6" x 6'11" (2.61 x 2.11)

Double-glazed window. Radiator.

Bathroom

Panel enclosed bath with handles. Corner shower cubicle. Pedestal wash hand basin. Tiled splash backs. Frosted double-glazed window. Down lights.

Separate WC

Low level flush WC. Frosted double-glazed window.

Outside

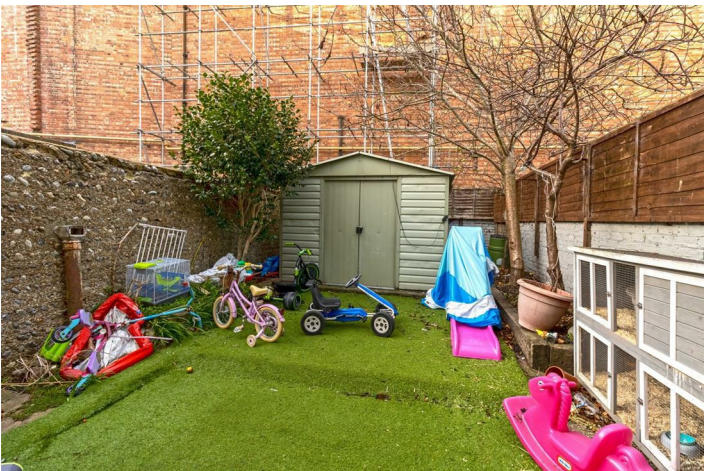
West facing garden. Outside tap. Side gate access to shared path.

Part of this property is built over a path. As part of this property is part of a flying freehold, so you will need to consult your legal representative for further information.

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

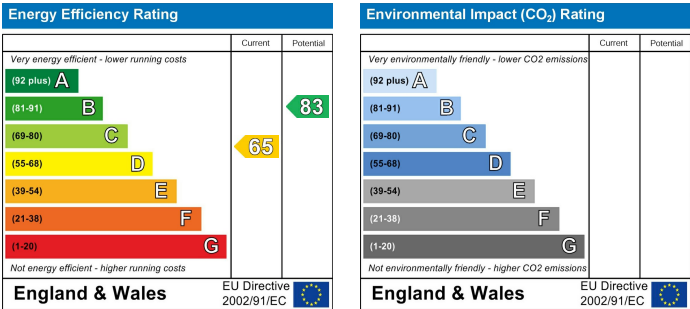
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Total area: approx. 137.9 sq. metres (1484.6 sq. feet)



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.