



Chancton View Road, Worthing

Offers In Excess Of
£350,000
Freehold

- Terraced Family Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Double Glazing Throughout
- Rear Gardem
- EPC Rating - C
- Council Tax Band - C
- Freehold

Robert Luff & Co are delighted to offer to the market this well presented three bedroom terraced family home situated in this sort after West Worthing location close to local shops, parks, Worthing Leisure Centre, schools, bus routes and mainline station. Accommodation offers entrance hall, kitchen and open plan lounge/diner. Upstairs has three bedrooms and a family bathroom. Other benefits include a low maintenance rear garden.

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**Robert
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Accommodation

Front Door

Opening into:

Entrance Hallway

Radiator. Under stair storage. Dado rail.

Kitchen 8'5" x 6'4" (2.58 x 1.94)

Wall and base units. Stainless steel sink with drainer. Space for fridge/freezer and washing machine. Split level gas oven with grill. Four ring gas hob with extractor over. Tiled splash back. Spotlights. Double glazed window. Double glazed door to rear garden.

Lounge/Diner 25'1" x 9'10" (7.66 x 3.00)

Radiators. Exposed brick chimney breast. Coving. Double glazed bay window. Further double glazed window. Door opening into:

Utility Room/Storage Cupboard

Stairs

From hallway leading up to:

First Floor Landing

Dado rail. Storage cupboard. Loft hatch.

Bathroom 6'10" x 6'4" (2.10 x 1.95)

L shaped bath with screen and wall mounted shower attachment. Basin set in vanity unit. WC. Heated towel rail. Tiled. Cupboard. Spotlights. Double glazed window.

Bedroom One 11'1" x 9'11" (3.40 x 3.04)

Radiator. Double glazed window.

Bedroom Two 11'5" x 9'10" (3.50 x 3.02)

Radiator. Double glazed window.

Bedroom Three 7'10" x 6'6" (2.40 x 1.99)

Radiator. Double glazed window.

Rear Garden

Wall and fence enclosed. Decking area with space for outdoor table and chairs. Pebbled area. Rear access via gate.

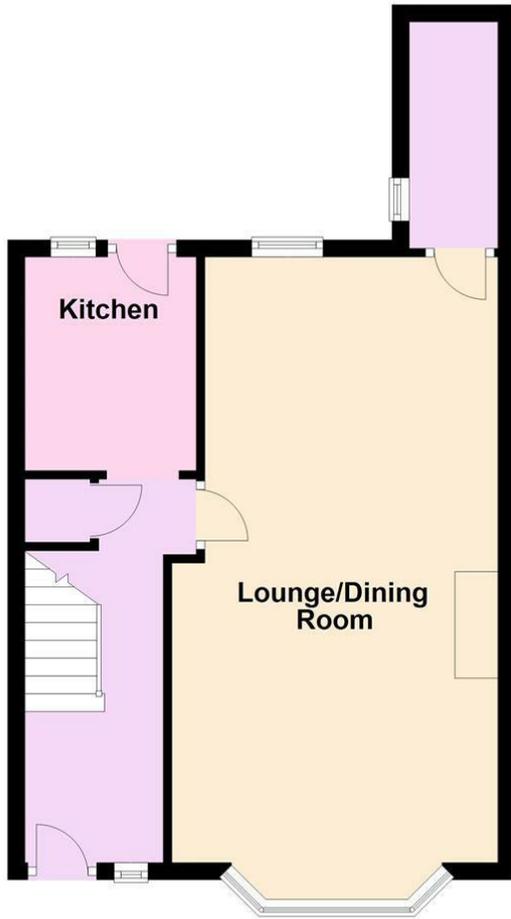
Front Garden

Gate opening to pathway leading to front door.



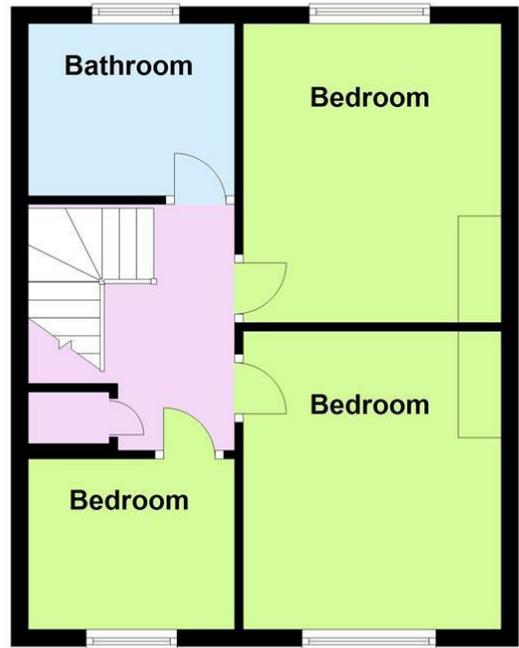
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 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.