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TBC





## Key Features

- Beautifully presented two-bedroom mid-terraced home
- Bright west-facing lounge with wood laminate flooring
- Modern fitted kitchen with integrated hob and oven
- Double-glazed door leading directly to the rear garden
- Convenient ground floor WC
- Two well-proportioned bedrooms
- Modern bathroom with bath and overhead shower
- Recently re-fitted double-glazed windows and replacement Worcester boiler
- Allocated parking, visitor parking and a low-maintenance rear garden with patio and lawn
- Council Tax Band B | EPC Rating TBC

We are delighted to offer this beautifully presented two-bedroom mid-terraced house, situated in the heart of Worthing town centre. The property benefits from off-road parking, a low-maintenance rear garden, and easy access to local shops, restaurants, and the seafront. Accommodation includes a bright west-facing lounge, a modern fitted kitchen opening onto the garden, two good-sized bedrooms, and a contemporary bathroom. Further benefits include recently re-fitted double-glazed windows and a replacement Worcester boiler.

The property is approached via an entrance hall, providing access to the principal ground floor accommodation. The lounge is positioned to the front of the property and enjoys a westerly aspect, allowing for plenty of natural light. It features wood laminate flooring, double-glazed windows, and television and Wi-Fi connection points, creating a comfortable living space.

To the rear is a modern fitted kitchen with a range of wall and base units, an integrated hob and oven, and space for additional appliances. The kitchen also houses the Worcester boiler and benefits from a double-glazed door providing direct access to the rear garden. A convenient ground floor WC completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned bedrooms along with a modern bathroom fitted with part-tiled walls, a heated towel rail, and a bath with overhead shower. A frosted double-glazed window provides natural light while maintaining privacy.

Externally, the property benefits from allocated parking along with additional visitor spaces. The rear garden has been designed for ease of maintenance and features a patio seating area, lawn, and rear access. The property's central location offers the convenience of town centre amenities, including shops, restaurants, cafes, and easy access to the seafront.

**Service Charge:**  
£450 per annum.



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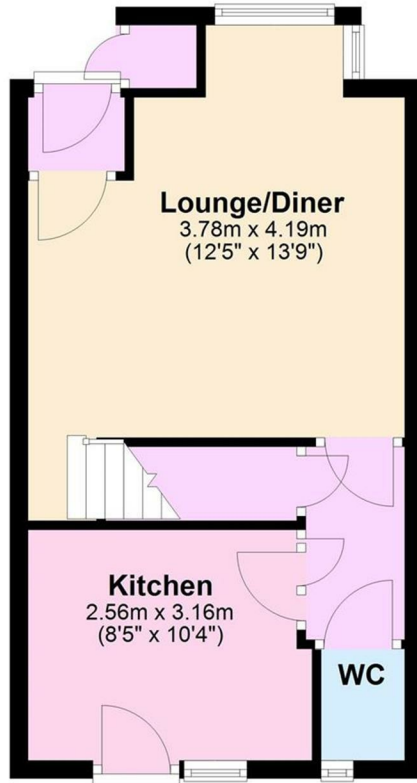
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# Floor Plan High Street

## Ground Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 63.6 sq. metres (684.0 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (81 plus) <b>B</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>G</b>   |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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 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.

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