



4



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D





Key Features

- Extended Mid-Terraced Family Home
- Four Bedrooms Arranged Over Two Floors
- Principal Bedroom with Shower Cubicle
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Sun Room
- Downstairs W/C
- Landscaped Rear Garden with Two-Tier Tiled Patio & Artificial Lawn
- Off-Road Parking for Two Vehicles
- Council Tax Band B | EPC Rating D

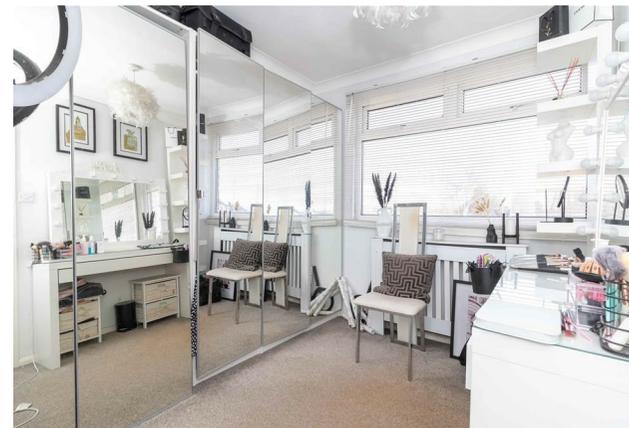
We are delighted to offer this beautifully presented and extended mid-terraced family home in the highly sought-after Salvington area. The property offers spacious and versatile accommodation arranged over three floors, including four bedrooms, a modern kitchen/diner and a sun room overlooking the rear garden. Externally, the home benefits from a landscaped rear garden and herringbone brick off-road parking for two vehicles to the front. Conveniently located close to local shops, schools, parks and bus routes, with easy access to both the A27 and A24.

Inside, the property features a welcoming hallway leading to a spacious living room with a double glazed window and attractive wood flooring, providing a bright and comfortable living space.

To the rear is a fitted modern kitchen/diner with a range of white high-gloss wall and base units, wood-effect worktops and a breakfast bar with space and plumbing for a washing machine and fridge freezer. The dining area provides ample space for family meals and entertaining and leads through to a bright sun room with double glazed windows and patio doors opening onto the rear garden. A downstairs W/C completes the ground floor.

The first floor offers two well-proportioned bedrooms, both benefiting from built-in wardrobes, along with a family bathroom. The second floor provides two further bedrooms, including a spacious principal bedroom with shower cubicle and wash hand basin.

Outside, the rear garden has been attractively landscaped with a beautifully tiled two-tier patio and artificial lawn, creating a low-maintenance outdoor space. A timber-built shed provides additional storage. To the front, herringbone brick paving provides off-road parking for two vehicles.



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Floor Plan Cumbrian Close

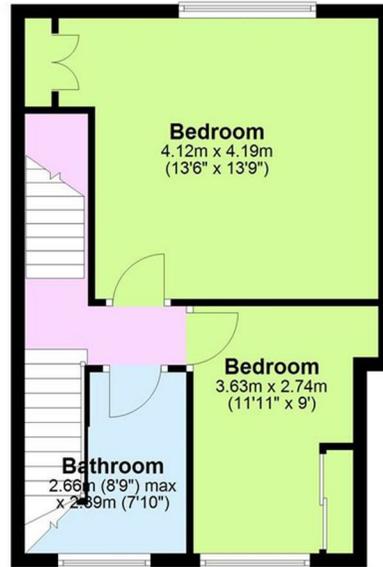
Ground Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



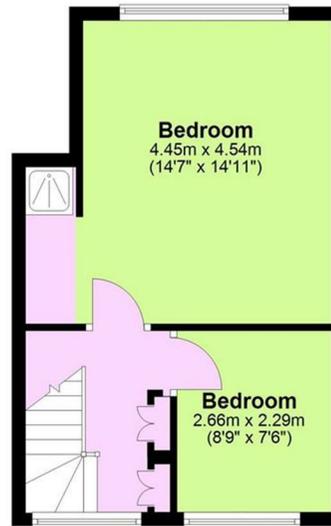
First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Second Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



Total area: approx. 129.5 sq. metres (1393.8 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			(81 plus) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
			England & Wales		
			84		
			65		

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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