



## Woodside Road, Worthing

Offers In Excess Of  
**£425,000**  
Freehold

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Conservatory
- Front and Rear Gardens
- Tarring Location
- EPC Rating - D (66)
- Freehold
- Council Tax Band - D

Robert Luff and Co are delighted to offer to the market this extended detached bungalow situated in the heart of Tarring village, close to local shops, restaurants, parks, bus routes and mainline station. Accommodation offers entrance hall, lounge, dining room, kitchen, two bedrooms and shower room. Other benefits include conservatory, front and rear garden.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

UPVC double-glazed front door with glass insert leading to hall. Cupboard housing electric meters. Telephone point.

### Lounge 11'11 x 11'10 (3.63m x 3.61m)

Double-glazed bay window to front. Wooden fire surround with insert fire. Laid wood effect floor.

### Dining Room 12'0" x 11'10" (3.68m x 3.63m)

Laid wood effect floor. Double-glazed window to side. wooden fire surround with insert fire. Archway leading to:

### Conservatory 12'01 x 11'11 (3.68m x 3.63m)

Exposed brick wall. Double-glazed windows overlooking rear garden. Double-glazed double doors to garden. Stone floor.

### Kitchen 16'10 x 9'03 (5.13m x 2.82m)

A range of matching wood effect wall and base units. Worktop incorporating stainless steel sink with mixer tap. Integrated double oven. Space for cooker. Space and plumbing for washing machine and dishwasher. Space for tumble dryer and further appliance space. Cupboard housing boiler. Part tiled walls. Laid stone tiled floor. Two double-glazed windows. Radiator.

### Bedroom One 12' x 11'11 (3.66m x 3.63m)

Double-glazed bay window to front. Laid wood floor. Radiator.

### Bedroom Two 17'06 x 7'05 (5.33m x 2.26m)

Double-glazed window. Velux window. Laid wood floor. Radiator.

### Shower Room

Fitted shower cubicle with shower attachment. Low level flush WC. Pedestal wash hand basin. Frosted double-glazed window.

## Outside

### Rear Garden

Fence enclosed rear garden with mature trees, shrubs and flower borders. Laid mainly to lawn. Patio area. Gated side access. Metal storage shed. Outside power point.

### Front garden

laid mainly to block paving for off road parking for multiple vehicles. Mature trees and shrub borders.

### Agent Note

Council Tax Band - D



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**Floor Plan**  
Approx. 91.3 sq. metres (983.0 sq. feet)



Total area: approx. 91.3 sq. metres (983.0 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			
		66	80
<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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