



## Kipling Avenue, Worthing

- Three Bedroom House
- Close To Station
- Private Rear Garden
- Newly Decorated
- Available Now
- EPC Rating C

Per Calendar Month  
£1,200 Per

OVER 100 ENQUIRIES FOR THIS PROPERTY - CONTACT OUR LETTINGS TEAM NOW IF YOU HAVE A PROPERTY TO LET!

Robert Luff & Co Lettings are pleased to welcome to market this three bedroom mid terraced house. Located in in Goring and has good access to shops, schools, bus and train routes. The property comprises of three bedrooms, lounge / diner, kitchen and separate conservatory to the rear with a private garden. This property is a must see and available now!

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

### Entrance Porch

Frosted double glazed door. Door:-

### Entrance Hall

Smoke alarm, radiator, stairs to first floor landing. Double doors:-

### Lounge / Diner 11'07x23'02 (3.53mx7.06m)

Coving, double glazed window to front aspect, electric fire with surround, smoke alarm, under stairs storage cupboard housing meters, sliding doors to conservatory, radiator.

### Kitchen Area 8'07x7'0 (2.62mx2.13m)

A range of matching wall and base units. Stainless steel sink with mixer tap and drainer inset into worksurface. Space for oven. Space and plumbing for washing machine and dishwasher. Double glazed window to rear aspect.



### Conservatory 9'04x12'10 (2.84mx3.91m)

Sliding doors to rear garden access. Blinds throughout.

### First Floor Landing

Smoke alarm, loft access, thermostat, storage cupboard with shelving.

### Bedroom One 8'07x9'06 (2.62mx2.90m)

Radiator, double glazed window to rear aspect, fitted wardrobes with hanging and shelving and housing boiler.

### Bedroom Two 8'06x9'08 (2.59mx2.95m)

Radiator, double glazed window to front aspect, built in wardrobe with shelving.

### Bedroom Three 6'0x6'04 (1.83mx1.93m)

Wall mounted electric heater, double glazed window to front aspect, wall mounted shelves.



### Bathroom

Fully tiled walls. Cubicle shower, low level flush WC, pedestal wash hand basin with mixer tap, double glazed frosted windows to rear aspect, wall mounted heated towel rail.

### Outside

#### Rear Garden

Fence panel enclosed garden, majority laid to patio, rear gate access.

#### Front Garden

A range of mature trees and shrubs, fully laid to patio.



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

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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		
England & Wales		
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		
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.