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Description

This charming two bedroom terraced house is situated on the ever popular Cobden Road in Worthing, offering a fantastic central location. The property is within easy reach of Worthing town centre, seafront, and mainline railway station, making it perfect for commuters and those who enjoy the vibrant lifestyle the area has to offer. Local shops, cafés, schools, and bus routes are also close by, providing excellent convenience.

Inside, the home benefits from a lounge, a separate dining room, and a well proportioned kitchen. Upstairs, there are two comfortable bedrooms along with a family bathroom. To the rear, the property benefits from an L-shaped garden, providing a private outdoor space ideal for relaxing or entertaining. The property has also benefited from recent external renovations to roofed areas, back yard and rear cladding

This is a superb opportunity for first-time buyers, young families, or anyone looking to enjoy a centrally located home in Worthing.



Key Features

- Terraced Family Home
- Two Bedrooms
- Central Heating
- Council Tax Band - B
- L Shaped Rear Garden
- Seperate Lounge and Dining Room
- Central Worthing Location
- EPC Rating - TBC



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Entrance Hall

Entrance hall as you enter the property. Providing entry to the lounge on the left hand side and the stairs directly in front of you. Also home to a cupboard that houses the electric metres and fuse board. Under stair storage. Thermostat heating control.

Lounge

3.51 x 3.98 into bay (11'6" x 13'0" into bay)

South facing double glazed bay window, Feature electric fireplace, Radiator.

Dining Room

2.88 x 3.80 (9'5" x 12'5")

North facing double glazed window overlooking the garden, Radiator.

Kitchen Diner

2.32 x 4.90 (7'7" x 16'0")

High gloss white fronted base and wall units with dark laminate worktop surfaces, Integrated breakfast bar, Integrated dishwasher, Plumbing for a washing machine, Electric oven with four ring gas hobs, Part tiled walls, West facing double glazed window, West facing double glazed door leading to the garden.

Landing

Loft access with pull down ladder.

Bedroom 1

4.32 x 4.04 (14'2" x 13'3")

Built in cupboard space, South facing double glazed bay window, Radiator

Bedroom 2

3.78 x 2.67 (12'4" x 8'9")

Two built in wardrobes, North facing double glazed window, Radiator

Garden

L-Shaped low maintenance paved garden, Space along the side for plants pots, Space for outside seating.



Floor Plan Cobden Road



Total area: approx. 83.3 sq. metres (896.9 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.



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