



3



1



1



TBC



## Description

We are delighted to offer this well-maintained three bedroom semi-detached bungalow, benefiting from a west-facing lounge, detached garage and off-road parking, and offered for sale with no onward chain, ideally situated in a convenient Worthing location close to local shops and transport links.

## Key Features

- Three well-proportioned bedrooms
- Semi-detached bungalow in popular location
- Bright west-facing lounge
- Fitted kitchen with direct access to the garden
- Modern shower room
- Low maintenance rear garden with additional side area
- Detached pitched roof garage
- Off-road parking for multiple vehicles
- No onward chain for a smooth purchase
- Council Tax Band C | EPC Rating TBC



robertluff.co.uk

201 Heene Road, Worthing, BN11 4NN | 01903 231007 | tarring@robertluff.co.uk



This attractive three bedroom semi-detached bungalow is located in the popular Sackville Crescent area, just off Sackville Road in Worthing, and offers well-balanced accommodation ideal for a range of buyers.

The property comprises three bedrooms, a bright and spacious west-facing lounge that enjoys plenty of natural light, a modern shower room, and a fitted kitchen with direct access to the rear garden. The layout provides a practical and comfortable living environment, with all rooms well presented and ready for immediate occupation.

Externally, the rear garden has been designed with low maintenance in mind and also includes a useful side garden area, offering additional outdoor space. To the front, there is off-road parking for multiple vehicles along with a detached pitched roof garage, providing excellent storage or secure parking.

The property is conveniently positioned close to local shopping facilities on Dominion Road, including Tesco, and is well served by nearby bus routes offering easy access into Worthing town centre.

Offered for sale with no onward chain, this home presents an excellent opportunity for those looking for a straightforward and hassle-free purchase.



# Floor Plan Sackville Crescent



## Floor Plan

Approx. 65.9 sq. metres (709.2 sq. feet)



Total area: approx. 65.9 sq. metres (709.2 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		
<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	

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.

robertluff.co.uk

201 Heene Road, Worthing, BN11 4NN | 01903 231007 | tarring@robertluff.co.uk