



Offers Over
£775,000
Freehold

Chesswood Road, Worthing

- Semi-Detached Family Home
- Off Road Parking
- Four Double Bedrooms
- South Facing Rear Garden
- Open Plan Living
- EPC Rating - D
- Attractive Kitchen with Central Island
- Council Tax Band - D
- Solar Panels
- Freehold

Robert Luff & Co are delighted to offer to the market this beautiful, spacious four bedroom semi-detached family home situated in the heart of Worthing close to town centre shops, restaurants, parks, schools, Worthing hospital, bus routes and mainline station. Accommodation offers open plan entrance hall, welcoming kitchen/family room with utility room, downstairs WC, lounge and bedroom. Upstairs has three further double bedrooms, ensuite shower room to bedroom one and a family bathroom. Other benefits include a South facing rear garden, anthracite double glazed windows, 12 solar panels, ample off road parking and a large garage.

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Accommodation

Front Door

Covered porch area with courtesy light. Attractive composite double glazed door to:

Open Plan Entrance Hall

Laid wood effect flooring. Period radiator. Downlights. Leading to:

Downstairs WC

Low level flush WC. Basin with mixer tap. Downlights. Extractor fan.

Utility Room 10'11" x 4'6" (3.34 x 1.39)

Space and plumbing for washing machine and tumble dryer. Downlights. Wall mounted Worcestershire boiler. Further appliance space. Double glazed window. Frosted double glazed window to rear garden.

Open Plan Kitchen/Family Room 24'8" x 18'10" (7.52 x 5.75)

Family Room Area:

Double glazed window with view of rear garden. Space for large dining table. Push close fitted storage cupboards under the stairs housing electric consumer units. Underfloor heating (in family room area only)

Kitchen Area:

A range of fitted hand painted, two toned shaker style base and wall units with fantastic larder cupboard. Quartz work surface incorporating a butler sink with mixer tap. Space for a range style cooker with extractor fan over. Metrobrick tiled splashback. Integrated bin and dishwasher. Space for American style fridge/freezer. Built in wine rack. Large center island with storage shelves, seating area and pan drawers. Over island lighting points. Downlights. Integrated speakers. Laid wood flooring. Three large panel bi-folding doors opening out onto the South facing rear garden. Throughway to lounge.

Lounge 17'2" x 12'0" (5.24 x 3.66)

Period style bar radiator. Double glazed bay window to front with fitted shutters. Downlights. Laid wood effect flooring. TV point. Shelved recesses. Solid fuel burner mounted on a tiled hearth.

Bedroom Four 10'2" x 10'9" (3.10 x 3.30)

Laid wood effect flooring. Double glazed window with fitted shutters. Downlights.

Turn Stairs

Up to:

First Floor Landing

Double glazed window. Downlights. Loft hatch. Period style radiator. Door to:

Bedroom One 12'11" x 14'10" (3.96 x 4.54)

Large walk in wardrobe with light. Vertically mounted bar radiator. Downlights. Double glazed window. Double opening french doors to a railed enclosed South facing balcony with Southerly views.

Ensuite Shower Room

Large shower cubicle with sliding door. Attractive black fitted shower with rainfall head and separate attachment. Basin with mixer tap. Concealed system low flush WC. Tiled floor. Frosted frosted double glazed window. Bar radiator. Downlights.

Bedroom Two 17'2" x 12'1" (5.25 x 3.69)

Period style radiator. Double glazed window with fitted shutters. Downlights.

Bedroom Three 17'0" x 10'11" (5.19 x 3.34)

Period style radiator. Downlights. Double glazed window to front.

Bathroom

Attractive clawfoot freestanding bath with centralised telephone style mixer tap. Low flush WC. Basin set in a vanity unit with storage under. Walk in shower cubicle with sliding door and fitted rainfall head and separate attachment. Tiled floor. Downlights. Two frosted double glazed windows.

Rear Garden

South facing. Large lawn area. Flower beds and mature shrubs. Raised patio area with outside tap. Double glazed door to garage.

Front Garden

Off road parking for multiple vehicles. Lawn area. Mature shrubs and flower beds. Bin storage area. Access to:

Garage 19'7" x 13'1" max narrowing to 11'7" (5.98 x 4.01 max narrowing to 3.54)

Power and light. Double opening doors to the front.

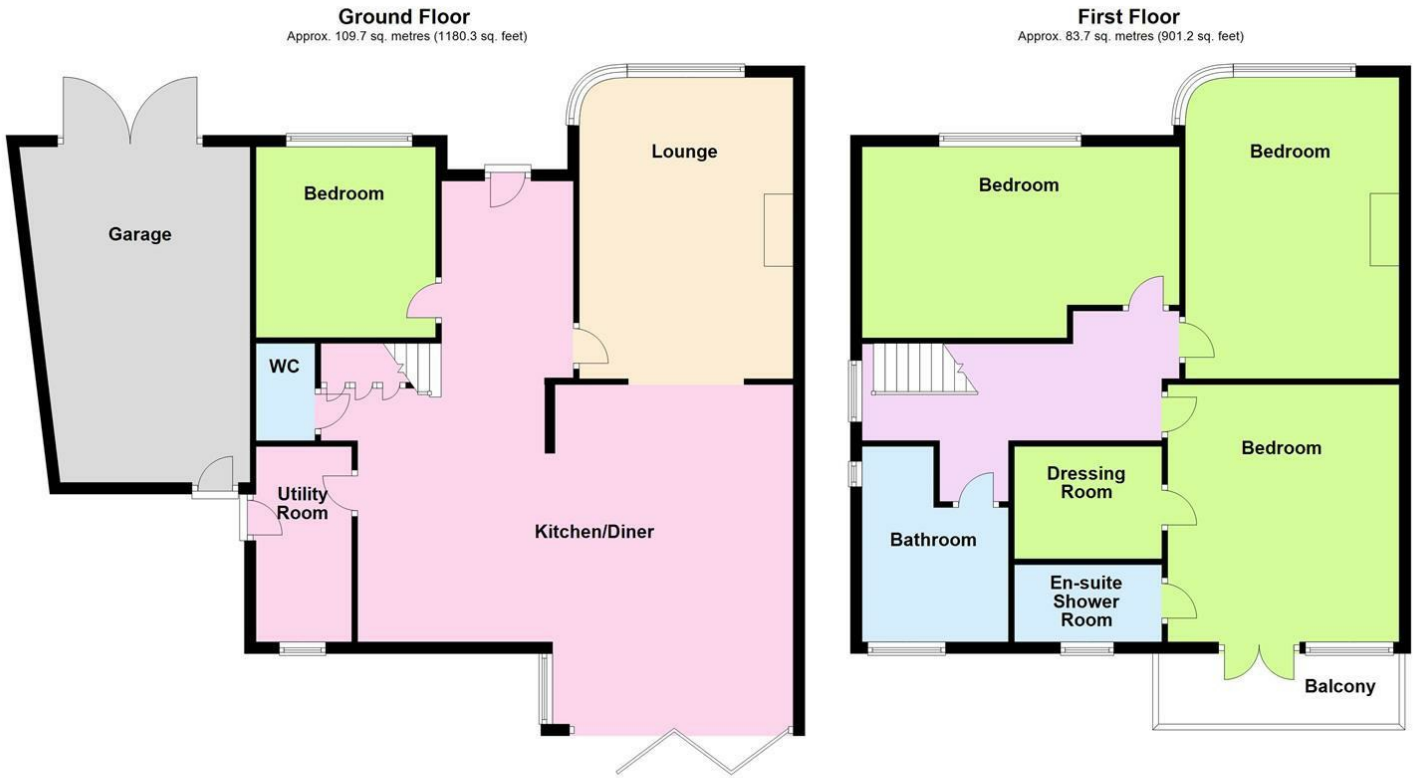


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Floorplan



Total area: approx. 193.4 sq. metres (2081.6 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.