



## St. Elmo Road, Worthing

Offers Over  
**£350,000**  
Freehold

- Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- West Worthing Location
- EPC Rating - TBC
- Council Tax Band - B
- Freehold

Robert Luff & Co are delighted to offer to the market this three bedroom terraced family home situated in this central West Worthing location close to local shops, schools, parks, bus routes and mainline station. Accommodation offers entrance hall, kitchen/dining room, lounge and downstairs WC. Spread across a further two floors area three bedrooms and a family bathroom. Other benefits include a West facing rear garden.

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**Robert  
Luff & Co**  
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## Accommodation

### Front Door

Opening into:

### Entrance Hallway

Radiator.

### Lounge 15'6" x 10'5" (4.73 x 3.18)

Radiator. Double glazed bay window.

### Kitchen/Dining Room 16'0" x 13'8" (4.88 x 4.18)

Base and wall units including drawer units. Basin. Tiled splashback. Electric oven and four ring electric hob with extractor fan over. Space for fridge/freezer. Space for washing machine. Understair storage. Coving. Spotlights. Double glazed window. Door to rear garden. Door to:

### Downstairs WC

WC. Wash hand basin. Radiator.

### Stairs

Up to:

### First Floor Landing

Spotlights.

### Bathroom

Bath with overhead wall mounted electric shower and shower screen. WC. Pedestal wash hand basin. Part tiled. Radiator. Storage cupboard housing boiler with shelving. Double glazed window.

### Bedroom Two 11'8" x 6'9" (3.57 x 2.06)

Radiator. Double glazed window.

### Bedroom Three 10'11" x 8'2" (3.33 x 2.49)

Radiator. Double glazed window.

### Stairs

Up to:

### Second Floor Landing

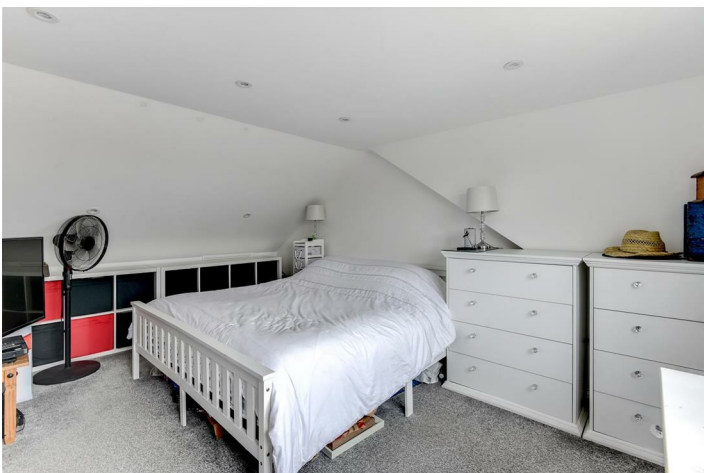
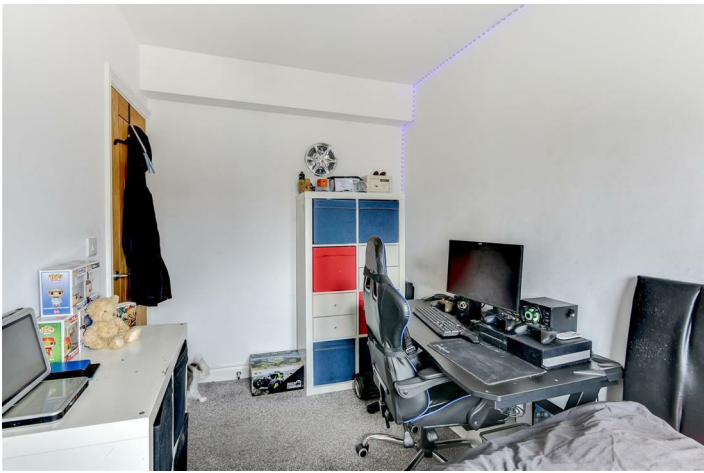
Spotlights. Velux window.

### Bedroom One 15'5" x 10'4" (4.71 x 3.17)

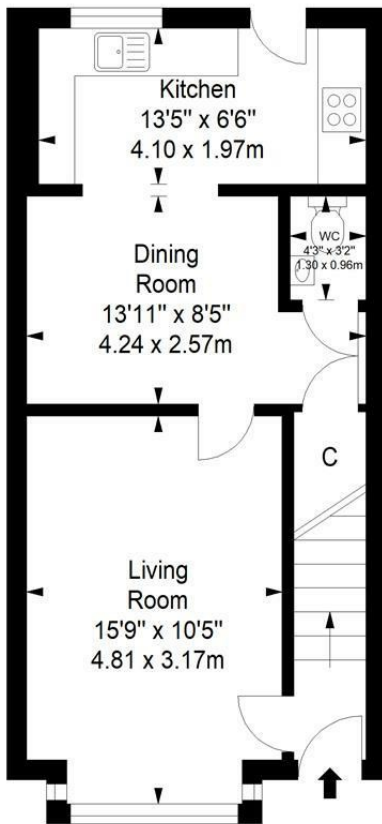
Built in wardrobe. Radiator. Spotlights. Double glazed window.

### Rear Garden

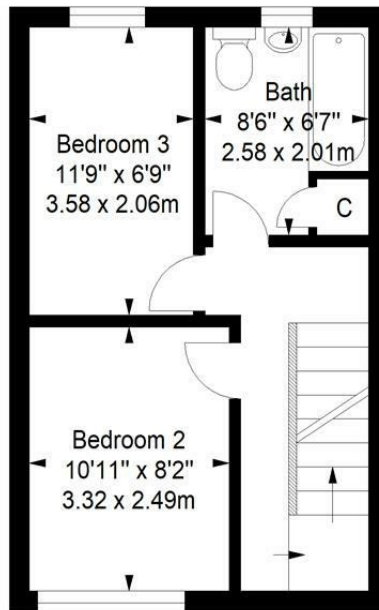
West facing. Patio area. Shingle. Rear access.



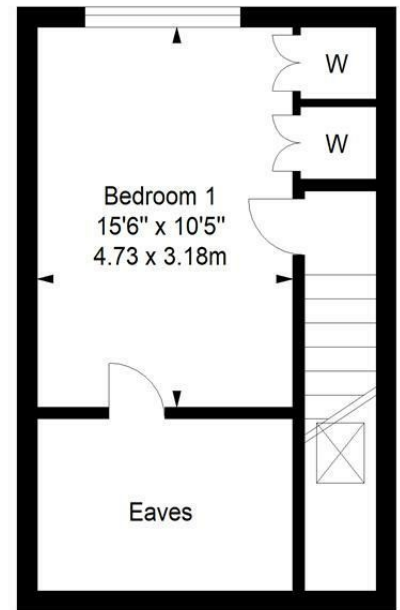
Ground Floor



First Floor



Second Floor



Approximate gross internal floor area 100.0 sq m/ 1076.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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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			
<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.