



Navarino Road, Worthing

Offers In Excess Of
£775,000
Freehold

- Spacious Semi-Detached Family Home
- Beautiful Spacious Rear Garden
- Four Double Bedrooms
- Two Reception Rooms
- Conservatory
- EPC Rating - D
- Garage
- West Facing Balcony on Main Bedroom
- NO FORWARD CHAIN
- Council Tax Band - D

Robert Luff & Co are delighted to offer to the market this beautiful four bedroom semi-detached family home situated in this desirable Worthing location close to shops, parks, Splashpoint leisure centre, Worthing hospital, bus routes, mainline station and the seafront. This spacious accommodation offers entrance porch, hallway, bay fronted lounge, dining room with a separate WC and a kitchen with double doors opening onto a light and airy conservatory. Upstairs has four double bedrooms, family bathroom and a separate WC. Outside offers a stunning 125ft rear garden, towards the front is a patio area with space for seating and a path leading down to a brick built archway. Beyond the archway there is a magical secret garden which offers a large lawn area plus beautiful trees creating a secluded zen space.

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Accommodation

Porch Door

Opening into:

Entrance Porch

Shelving. Bench.

Front Door

Opening into:

Entrance Hall

Radiator. Wall paneling. Picture rail. Coving. Ceiling rose. Understair storage cupboard.

Lounge 16'3" x 12'9" (4.96 x 3.90)

Exposed floorboards. Wall paneling. Dado rail. Fireplace with log burner and surround. Original coving. Ceiling rose. Double glazed bay window. Further double glazed window.

Dining Room 17'4" x 12'2" (5.29 x 3.73)

Radiators. Coving. Ceiling rose. Double glazed windows. Door leading to side access. Door to:

Downstairs WC

WC. Wash hand basin. Radiator. Worcester boiler. Dual double glazed windows.

Kitchen 20'2" x 14'4" (6.15 x 4.39)

A matching range of base and wall units. Roll top work surface incorporating stainless steel sink with drainer and mixer tap. Rangemaster oven with six ring gas burner and matching overhead extractor fan. Centre island with cupboard and drawer units with work surface and breakfast bar. Built in dishwasher. Space for washing machine and fridge/freezer. Radiators. Picture rail. Coving. Ceiling rose. Double glazed doors to conservatory.

Conservatory 14'7" x 8'5" (4.46 x 2.57)

Brick built. Double glazed windows. Double glazed doors to rear garden.

Stairs

Up to:

First Floor Landing

Over stair storage. Picture rail. Coving. Loft access.

Bedroom One 18'6" x 12'9" (5.66 x 3.89)

Radiator. Fireplace. Picture rail. Coving. Ceiling rose. Dual aspect original windows. Door to balcony.

Bedroom Two 13'11" x 10'0" (4.26 x 3.05)

Radiator. Fireplace. Picture rail. Coving. Ceiling rose. Double glazed window.

Bedroom Three 12'5" x 9'11" (3.79 x 3.04)

Radiator. Fireplace. Picture rail. Coving. Ceiling rose. Double glazed window.

Bedroom Four 11'0" x 8'6" (3.37 x 2.60)

Radiator. Picture rail. Coving. Ceiling rose. Dual aspect double glazed windows.

Bathroom 11'72" x 5" (3.35m x 1.52m)

Bath. Pedestal wash hand basin. Shower cubicle with electric shower. Part tiled. Radiator. Coving. Double glazed window.

Separate WC

WC. Wall paneling. Picture rail. Double glazed window.

Balcony

West facing. Sea views.

Large Rear Garden

Paved area with space for outdoor table and chairs. Outside tap. A range of mature trees and shrubs with shingle. Pathway leading to a brick-built archway; to a secret garden with a large lawn area and beautiful trees; creating a zen space. Shed/cabin with windows overlooking this gorgeous outside space. Brick and fence enclosed. Side gate to garage compound.

Garage

In compound. Up and over door.

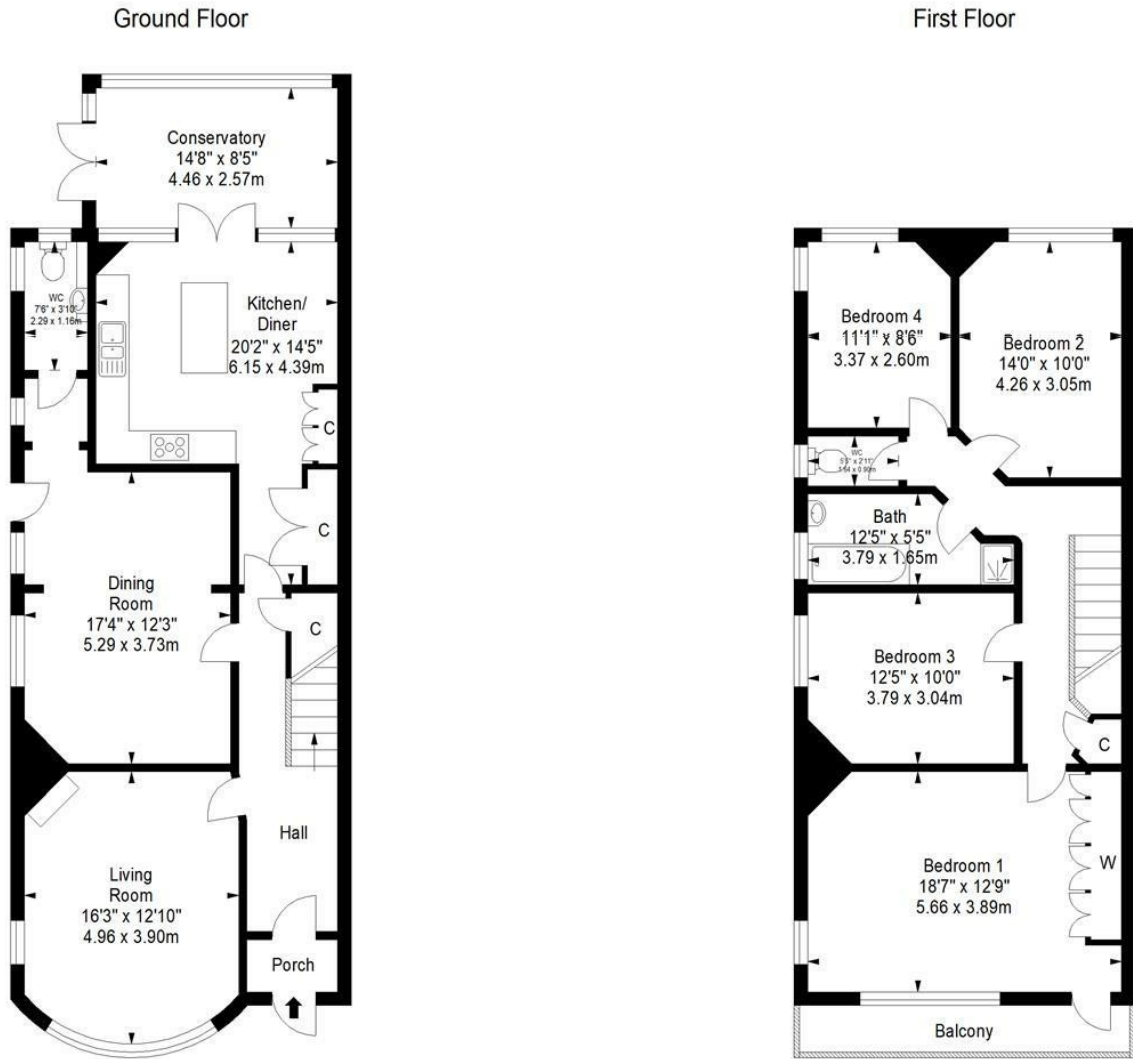


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Floorplan



Approximate gross internal floor area 170.0 sq m/ 1829.9 sq ft

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

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		

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