



## Birkdale Road, Worthing



Offers Over  
**£425,000**  
Freehold

- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Wrap Around Garden
- Garage
- Off Road Parking
- EPC Rating - C
- Council Tax Band - C
- Freehold

A well presented semi-detached family home situated in this ideal location with supermarkets, schools, parks, bus routes, mainline station and easy access to both the A24 and A27. Accommodation offers entrance hall, living room, kitchen, dining room, four good sized bedrooms and a family bathroom. Other benefits include a wrap around garden, integral garage and off road parking for multiple vehicles.

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## Accommodation

### Front Door

Part glazed. Opening into:

### Entrance Porch

Double glazed window to front. Storage space. Part glazed door into:

### Entrance Hall

Radiator. Stairs leading up to first floor landing. Part glazed door into:

### Living Room 15'8" x 11'3" (4.778 x 3.452)

Double glazed window to front. Feature fire place with wooden surround and tiled hearth. TV point. Telephone point. Radiator. Coving. Textured ceiling. Door leading out into:

### Kitchen 15'5" x 7'7" (4.710 x 2.317)

Double glazed window over looking rear garden. one and a half bowl stainless steel sink inset to roll top work surface with mixer tap and drainer. Matching range of wall and base units with built in eye level double oven. Four ring gas hob with extractor fan over. Space and plumbing for washing machine, dishwasher and tumble dryer. Integrated fridge/freezer. Wall mounted cupboard enclosed boiler. Tiled floor. Radiator. Part tiled walls. Opening through into:

### Dining Room 13'5" x 11'1" (4.097 x 3.4)

Double glazed french doors overlooking and leading out onto the rear garden. Tiled floor. Radiator. Space for table and chairs. Built in storage cupboard \*\*\* Door leading into integrated garage.

### First Floor Landing

Loft hatch. Built in airing cupboard with shelving.

### Bedroom One 14'6" x 8'11" (4.426 x 2.733)

Double glazed window to front aspect. TV point. Telephone point. Space for wardrobes.

### Bedroom Two 15'1" x 7'7" (4.621 x 2.321)

Double glazed window to rear. Wall mounted TV point. Space for wardrobes.

### Bedroom Three 10'8" x 8'9" (3.258 x 2.682)

Double glazed window to front aspect. Radiator. TV aerial. Space for wardrobes.

### Bedroom Four 10'2" x 7'6" (3.121 x 2.296)

Double glazed window to rear. Radiator. TV aerial. Space for wardrobes.

### Family Bathroom

Frosted double glazed window to rear. Pedestal wash hand basin with chrome mixer taps. Shower with screen. Low level flush WC. Wall mounted heated chrome towel rail. Tiled floor. Fully tiled walls.

### Rear Garden

An attractive wrap around patio enjoying the sun. Mainly laid to lawn with attractive and mature frees and shrubs.

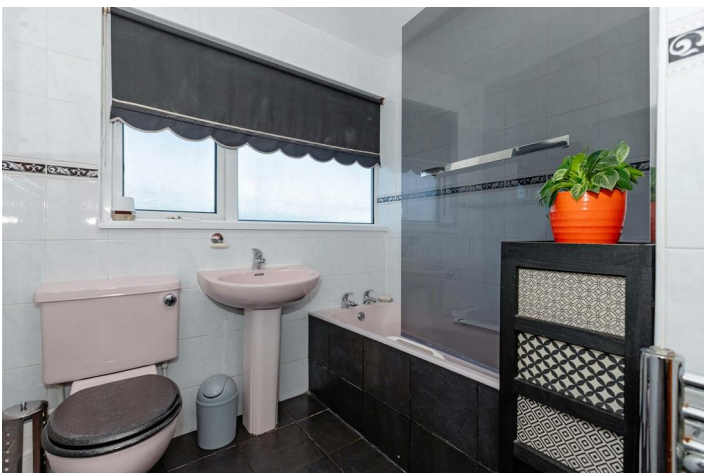
### Integral Garage

One and a half sized. Up and over door. Power and light.

### Driveway

Providing off road parking for several vehicles. Leading to garage.



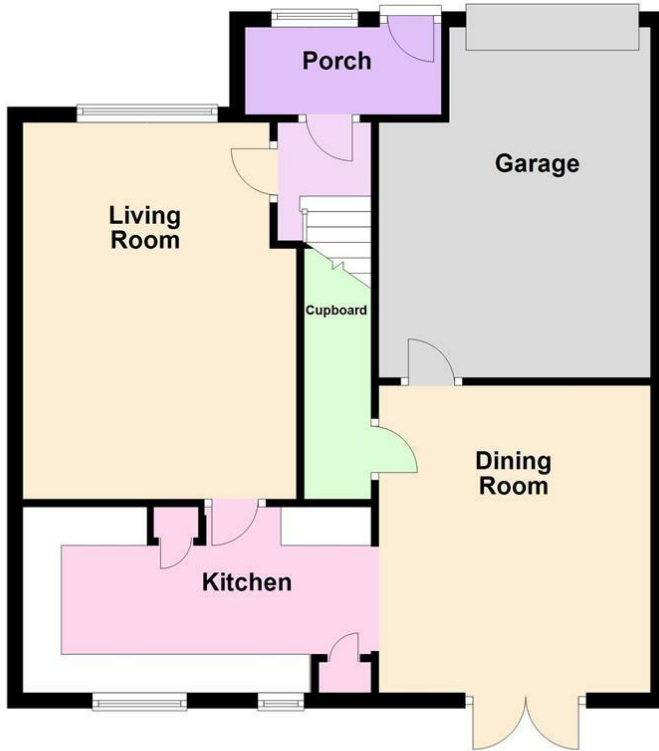


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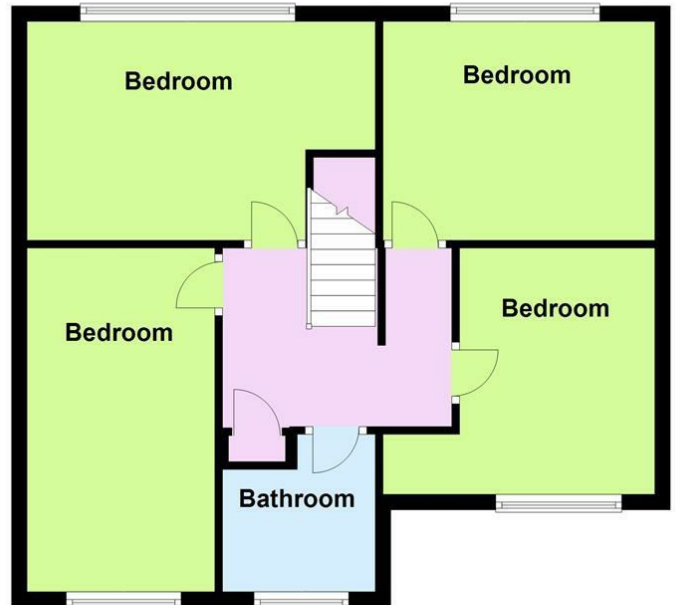
## Ground Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 122.2 sq. metres (1315.0 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.

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