



## Highdown Avenue, Worthing

- Semi-Detached House
- Five Bedrooms
- Family Bathroom with Separate WC
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room
- Rear Garden
- Original Features Throughout
- EPC Rating - E
- Council Tax Band - D
- Freehold



Price  
£600,000  
Freehold

A well presented five bedroom semi-detached house situated in this ideal Tarring location close to local shops, amenities, schools, parks, bus routes and mainline station. Accommodation offers entrance porch, open plan living room/dining room, kitchen/breakfast room, five bedrooms and a bathroom. Other benefits include a shed with power and WiFi.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### Front Door

Opening into:

### Entrance Porch

Original coving, ceiling and cornicing. Dado rail. Glass door to:

### Entrance Hallway

Amisco wood laminate flooring. Radiator. Under stair storage and shelving. Picture rail. Original coving, ceiling and cornicing.

### Open Plan Lounge/Diner 30'54" x 11'83" (9.14m x 3.35m)

Exposed original wood floorboards. Three radiators. Dado rail. Original working fireplace with surround and hearth. Picture rail. Original coving. Original dual aspect sash bay window. Original French doors to garden.

### Kitchen/Breakfast Room 17'11" x 10'11" (5.48 x 3.34)

A range of wall and base units including drawers. Work surface incorporating basin with drainer. Integrated oven. Five ring gas burner with overhead extractor fan. Tiled splash back. Space for fridge/freezer. Space and plumbing for washing machine. Tiled flooring. Cupboard enclosed boiler. Radiator. Double glazed window. Dual aspect original sash window and door.

### Bedroom Three 10'11" x 10'9" (3.33 x 3.30)

Radiator. Feature fireplace. Picture rail. Original sash window.

### Bathroom 8'3" x 5'5" (2.53 x 1.66)

Bath. Wall mounted Aqualisa shower. Basin set in vanity unit with mirror and down lights. Tiled. Wall mounted heated towel rail. Airing cupboard. Original sash window.

### Separate WC

WC. Original cistern. Window.

### Bedroom Two 12'4" x 10'5" (3.78 x 3.19)

Radiator. Fireplace. Picture rail. Original sash windows.

### Stairs

Leading up to

### Split Level Landing

Under stair storage.

### Bedroom One 13'6" x 10'5" (4.14 x 3.19)

Radiator. Picture rail. Original sash windows.

### Bedroom Four/Study 10'2" x 5'8" (3.11 x 1.73)

Radiator. Picture rail. Original sash window.

### Stairs

Leading up to:

### Second Floor Landing

Eaves Storage

### Bedroom Five 13'6" x 10'5" (4.14 x 3.19)

Radiator. Double glazed window.

### Garden

Lawn area. Decking. Raised flower beds. Mature plants. Storage shed with power, WiFi and speaker.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
T: 01903 331247 E: info@robertluff.co.uk  
www.robertluff.co.uk



Approximate gross internal floor area 144.5 sq m/ 1555.4 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) <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.