



St. Andrews Road, Worthing

Price
£425,000
Freehold

- Semi-Detached House
- Four Bedrooms
- Bathroom & En-Suite
- Off Road Parking
- Spacious Rear Garden
- Council Tax Band - C
- Spacious Lounge/ Diner
- EPC Rating - C

We are delighted to bring to the market this four bedroom semi-detached family home situated in the ever popular Tarring location. Located in this popular residential location close to local schools, shops, mainline station, bus services and easy access to the A259 and A27, it is the perfect family home. Downstairs the accommodation offers a kitchen, spacious lounge/ diner, conservatory and WC. On the first floor you will find three bedrooms a bathroom and further stairs leading to a spacious room with an en-suite. Other benefits include off road parking and a rear garden.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Porch

Double glazed doors to front door. Stained glass front door.

Hallway

Radiator. Coving. Under stairs storage. Thermostat.

Kitchen 13'5 x 8'0 (4.09m x 2.44m)

Wall and base units. Shelf and draw units. Tiled walls. Space for washing machine, fridge/freezer, dish washer and tumble dryer. Coving. Spotlights. Boiler. Space for oven. Overhead extractor. Basin and drainer. Double glazed window and doors. Door to garden.

Open Plan Lounge/Diner 24'2 x 11'2 (7.37m x 3.40m)

Coving. Double glazed bay window. Radiators. Double glazed door to

Conservatory 16'10 x 7'10 (5.13m x 2.39m)

Brick built. Double glazed windows and double doors to garden. Radiator.

WC

Downstairs WC. Corner basin.

Landing

Spotlights.

Bedroom Two 13'3 x 10'7 (4.04m x 3.23m)

Coving. Double glazed bay window. Fitted wardrobe with rail and shelving.

Bedroom Three 11'0 x 9'5 (3.35m x 2.87m)

Radiator. Double glazed window. Coving. Storage cupboard.

Bedroom Four 6'10 x 6'9 (2.08m x 2.06m)

Coving. Double glazed window.

Bathroom 7'4 x 6'4 (2.24m x 1.93m)

Spotlights. Corner bath with wall mounted shower and separate shower controls attachment. Dual double glazed windows. Firing cupboard with shelving. Part tiled walls. WC. Basin and pedestal.

Upper landing

Double glazed velux.

Bedroom One 16'9 x 12'11 (5.11m x 3.94m)

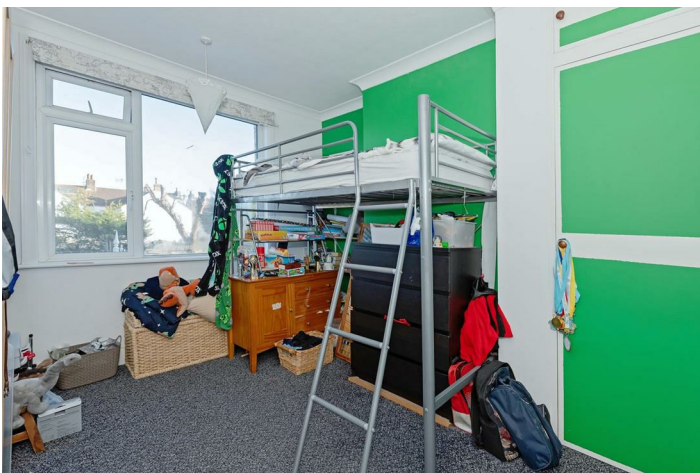
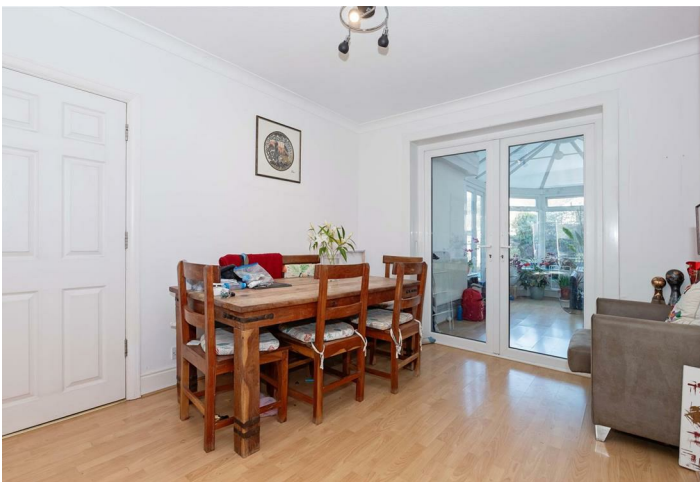
Spotlights. Double glazed window. Radiator. Fitted storage with hanging rail.

En-Suite 7'2 x 5'3 (2.18m x 1.60m)

Shower cubicle with mounted shower and rainfall shower. Spotlights. Basin and pedestal. WC. Double glazed window. Part tiled. Shaver point.

Garden

Lawn. Patio. Mature trees and bushes. Side access. Outside tap. Shed.





Floorplan



| 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.