



St. Georges Road, Worthing

Guide Price
£850,000
Freehold

- Semi-Detached House
- Five Spacious Bedrooms
- Large Rear Garden With Studio
- Modern Kitchen/ Breakfast Room
- Garage
- EPC Rating - TBC
- Off-Road Parking
- Council Tax Band - E

We are delighted to offer to the market this beautifully presented five bedroom semi-detached house situated just off of Worthing seafront close to town centre shops, restaurants, parks, Splashpoint leisure centre, Worthing hospital, bus routes and mainline station. The accommodation offers an entrance hallway, modern kitchen/ dining room, living room leading to an office, utility room and a WC/ cloak room. On the first floor there are three double bedrooms, a single bedroom and a modern bathroom. Going up the stairs to the second floor there is a spacious (23'9 x 13'11) bedroom with eaves storage and an en-suite shower room. Other benefits include a conservatory, an attractive rear garden with a studio to the rear, garage and off-road parking.

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Accommodation

Attractive Covered Entrance

Courtesy Light. Composite front door with double glazed inserts. Double glazed stained glass windows.

Entrance Hallway

Attractive engineered oak flooring. Radiator. Under stairs storage cupboard housing electrical consumer unit. Further cupboard with shelves. Glass paneled door to

Lounge 17'7" x 11'11" (5.36 x 3.64)

Attractive oak wood flooring. Two radiators. TV point. Attractive fire surround with cast iron insert and granite hearth. Down lights. Double opening glazed doors to

Office 9'1" x 7'1" (2.78 x 2.16)

Double glazed door to side. Double glazed window. Radiator.

Utility Room

Double glazed window. Space and plumbing for washing machine. Worktop. Further appliance space and shelving. Door to

Cloak Room

Low flush WC. Radiator. Basin unit with mixer tap and tiled splashback. Double glazed window.

Kitchen/ Breakfast Room 24'1" x 12'7" (7.35 x 3.86)

Bow fronted Westerly aspect double glazed windows. A wide range of high gloss fitted base units. Attractive centre island. Integrated fridge/ freezer. Space for microwave. Pan draws. Wine rack. Space for Argus style oven with extractor fan. Attractive granite worktops incorporating a white double bowl sink with flexible mixer tap. Pull out larder cupboard. Integrated dishwasher. Under cabinet and kick board lighting. Space for American style fridge/ freezer. Attractive tiled floor. Two radiators. Down lights. Space for breakfast table and chairs. Double glazed French doors out to side.

First Floor Landing

Radiator. Door to

Bedroom Two 12'11" x 8'11" (3.96 x 2.73)

Double glazed bay bow window to front. Radiator. Further double glazed window with Southerly aspect. Period fire surround with cast iron insert. Picture rail.

Bedroom Three 11'11" x 10'11" (3.65 x 3.35)

Dual aspect double glazed windows. Radiator.

Bedroom Four 14'8" x 12'9" (4.48 x 3.91)

Period cast iron fireplace. Double glazed window with South aspect. Picture rail.

Bedroom Five 7'2" x 5'11" (2.19 x 1.81)

Radiator. Double glazed window to front.

Bathroom 8'8" x 7'8" (2.66 x 2.36)

Attractive double end bath with mixer tap and separate attachment. Low level flush WC. Basin set in a useful vanity unit with a mixer tap. Tiled walls and floor. Shower cubicle with folding door and fitted shower. Down lights. Two wall light points. Two frosted double glazed windows.

Second Floor Landing

Stairs to second floor landing area. Velux window with blind. Door to

Bedroom One 23'9" x 13'11" maximum narrowing to 10'3" (7.26 x 4.26 maximum narrowing to 3.14)

Three velux windows with blinds. Multiple access to eaves storage areas. Two radiators. Door to

En-Suite

Low level flush WC. Basin with mixer tap set in a vanity unit. Double glazed velux window with blind. Tiled shower cubicle with fitted Mira shower. Cupboard enclosed Worcester boiler (Fitted Circa two years ago). Heated towel rail. Tiled flooring.

Conservatory 19'7" x 8'11" (5.97 x 2.72)

Attractive pitched roof. Radiator. Engineered oak wood flooring. double glazed windows with attractive view of rear garden. Double glazed double opening French doors to

Rear Garden

Large herringbone brick laid patio. Outside tap. Lawn area. Well manicured flower borders with mature trees and shrubs. Gate for side access. Door to

Studio 24'10" x 17'3" (7.57 x 5.28)

Large timber built studio currently set up with two areas. Worktop area. Stainless steel sink. Power and lighting. Ideal for working from home/ a home gym.

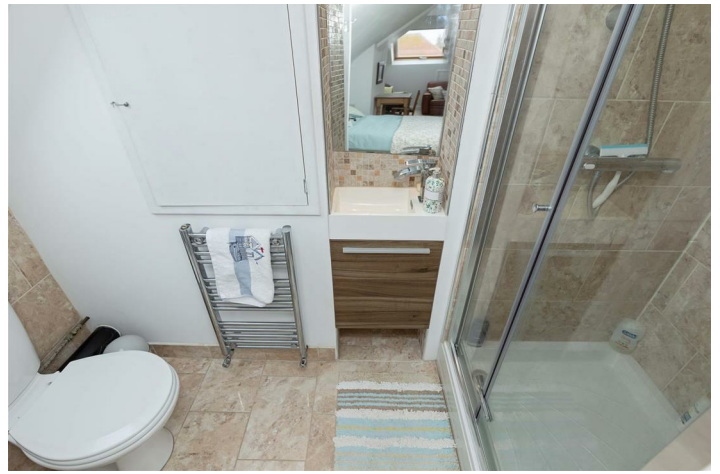
Front Garden

Attractive flower beds with a palm tree. Herringbone brick laid driveway to garage. Space for off-road parking.

Garage 16'10" x 8'9" (5.15 x 2.69)

Electric roller door. Power and lighting. Glazed windows and door to rear.





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Floorplan



Total area: approx. 250.5 sq. metres (2696.6 sq. feet)

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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