



## Gannon Road, Worthing



Offers In Excess Of  
£675,000  
Freehold

- Semi- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Downstairs WC
- Off Road Parking
- Garage
- EPC Rating - E
- Council Tax Band - E
- Freehold

Robert Luff & Co are delighted to offer to the market this beautiful semi-detached family home situated in this central Worthing location close to town centre shops, schools, parks, the seafront, Worthing hospital, bus routes and mainline station. Accommodation offers spacious entrance hall, kitchen, dining room, lounge, utility room and downstairs WC. Upstairs has four good sized bedrooms and a family bathroom. Other benefits include a West facing rear garden, brick built store room, garage and off road parking.

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## Accommodation

### Front Room

Double glazed. Opening into:

### Entrance Porch

Part tiled walls. Quarry tiled floor. Double glazed window. Period part frosted glass door opening into:

### Spacious Entrance Hall

Stripped wood flooring. Radiator. Coving. Under stair storage cupboard housing gas meters and electric consumer units. Attractive stained glass leaded light window. Door to:

### Lounge 15'3" into bay x 16'9" (4.67m into bay x 5.13m)

Feature wooden fire surround with cast iron insert and decorative tile insert. Attractive stripped wood flooring. Telephone point. Picture rail. Double glazed bay window to front.

### Dining Room 11'2" x 14'10" (3.42m x 4.54m)

Attractive stripped wood flooring, Radiator. Coving. Double glazed windows. Double glazed french doors opening out onto the decking area in the rear garden.

### Kitchen 11'6" x 10'9" (3.53m x 3.29m)

A range of shaker style high gloss white fronted units with real wood work surface incorporating one and a half bowl sink with mixer tap. Fitted electric oven with grill, four ring gas hob and extractor fan over. Integrated Bosch dishwasher. Tiled splash back. Radiator. Space for fridge/freezer and breakfast table. Double glazed window with Southerly aspect. Through way to:

### Outer Lobby Area

Radiator. Frosted glazed door to rear garden.

### Utility Room 4'11" x 7'3" (1.52m x 2.22m)

Wall mounted 2023 fitted Vaillant boiler. Dual aspect double glazed windows with view of rear garden. Work top with space for appliances under. Space and plumbing for washing machine and tumble dryer. Door to:

### Cloakroom

Low flush WC. Corner basin with tiled splash back. Frosted double glazed window.

### Turn Stairs

Up to:

### First Floor Landing

Radiator. Frosted window. Picture rail. Loft hatch with fitted ladder to boarded and insulated loft with velux window.

### Bedroom One 13'10" x 15'3" into bay and recess (4.23m x 4.66m into bay and recess)

Radiator. Picture rail. Double glazed window to front.

### Bedroom Two 14'11" x 11'3" (4.56m x 3.45m)

Radiator. Picture rail. Double glazed tilt and turn window with view of rear garden.

### Bedroom Three 10'11" x 10'11" (3.33m x 3.35m)

Radiator. Picture rail. Double glazed window with view of rear garden.

### Bedroom Four 7'4" x 11'3" (2.26m x 3.43m)

Radiator. Fitted cupboard. Coving. Double glazed window.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment. Fitted corner shower with rainfall head and separate attachment. Low flush WC. Basin set in vanity unit with mixer tap. Tiled splash back walls. Extractor fan. Down lights. Shaver point. Frosted double glazed window.

### Rear Garden

Westerly aspect. Raised decking area. Lawn area with a range of mature trees and shrubs. Rear garden area with patio, pond and a wide range of trees and shrubs including fruit trees. Attractive flint wall. Gate to side access and driveway.

### Storeroom 7'6" x 10'7" (2.30m x 3.24m)

Brick built. Windows. Power and light.

### Side Access

Log store. access to:



### Private Driveway

With a lean to which can be removed to gain access to the garage with a vehicle. Outside tap. Cast iron gates to front.

### Garage 15'7" x 7'6" (4.76m x 2.29m)

Up and over door. Window. Pitched roof with eave storage area.

### Front Garden

Low maintenance. Car hard standing.



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# Floorplan



Total area: approx. 155.6 sq. metres (1674.9 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	

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