



## Cambridge Road, Worthing

Offers In Excess Of  
£675,000  
Freehold

- Semi-Detached House
- Original Features
- Downstairs Bathroom
- Spacious Kitchen
- Self Contained Studio
- Four Bedrooms
- West Facing Garden
- Off-Road Parking
- Council Tax Band - D
- EPC Rating - D

We are delighted to offer to the market this spacious, semi-detached family home, ideally situated in the centre of Worthing, close to shops, schools, parks, bus routes, the beach, and the mainline station. Downstairs, the property offers a spacious kitchen, a bay-fronted living room, a dining room, and a downstairs bathroom. On the first floor, there are four bedrooms, with three being doubles, a bathroom, and a separate WC. Other benefits include a low-maintenance rear garden, a utility room, and a studio with a shower room and WC.

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## Accommodation

### Front Garden

Shingled off-road parking. Pathway. Range of bushes and plants.

### Entrance

Porch. Dado rail. Alarm system. Original coving. Gated access through to garden.

### Hallway

Dado rail. Picture rail. Original coving. High skirting. Ceiling rose. Radiator. Cupboard housing fuse boards and meters. Floorboards. Original glass paneling. Under stairs storage. Wall mounted thermostat.

### Living Room 16'9" x 12'9" (5.13 x 3.90)

Double glazed sash bay window to front. Original coving. Ceiling rose. Floorboards. High skirting. Picture rail. Radiator. Fireplace with surround and hearth. TV point. Dimmer switch.

### Dining Room 15'6" x 15'6" (4.74 x 4.73)

Double glazed sash bay window. Original coving. Ceiling rose. Ceiling fan. High skirting. Picture rail. Radiator. Fireplace with surround hearth. Dimmer switch.

### Downstairs Bathroom 7'6" x 4'11" (2.29 x 1.51)

Radiator. Double glazed window. Traditional WC with high level flush. Basin and pedestal. Freestanding bath with traditional taps and shower attachment. Wall mounted electric shower. Part tiled. Extractor fan. High skirting.

### Utility Room 10'10" x 6'11" (3.31 x 2.11)

Tiled splashback. Space for white goods and plumbing. Wall, base and draw units. One and a half basin and drainer. Double glazed window and door to garden. Radiator.

### Kitchen 13'7" x 11'1" (4.15 x 3.40)

Floorboards. Coving. Double glazed window. Space for fridge/ freezer and dishwasher. Wall, base and draw units. Tiled splashback. Electric oven with four ring electric hob with extractor fan over.

### Stairs and Landing

Loft access. Radiator. Coving. High skirting. Side door to en-suite. Cupboard with shelving. Cubby area with extra shelving.

### Bedroom Two 13'10" x 11'5" (4.23 x 3.50)

Dual aspect double glazed windows. Coving. High skirting. Radiator. Door to:

### En-Suite

Low level flush WC. Radiator. Corner shower with modern wall mounted multi-functional Mira shower. Basin and pedestal. Part tiled. Double glazed frosted window. High skirting. Extractor fan.

### Separate WC 7'3" x 4'9" (2.23 x 1.47)

Basin and pedestal. Low level flush WC. Dado rail. Double glazed window. High skirting. Radiator.

### Bedroom One 15'6" x 15'3" (4.74 x 4.67)

Double glazed sash bay window. Picture rail. Radiator. Original coving. High skirting. Fireplace with surround and hearth.

### Bedroom Three 16'8" x 10'2" (5.09 x 3.10)

Radiator. Original coving. High skirting. Double glazed sash bay window. Picture rail.

### Bedroom Four 10'11" x 7'1" (3.34 x 2.16)

Radiator. Original coving. High ceiling. Picture rail. Double glazed sash window.

### Garden

West/ North facing wrap around. Access from front. Hard standing. Titanium framed shed. Outside tap. Separate self contained studio.

### Self Contained Studio

Electric heaters. Double glazed windows and doors. Low level flush WC. Corner basin and shower with wall mounted Mira shower.



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# Floorplan



Total area: approx. 185.2 sq. metres (1993.0 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		

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