



## Prospect Place, Worthing

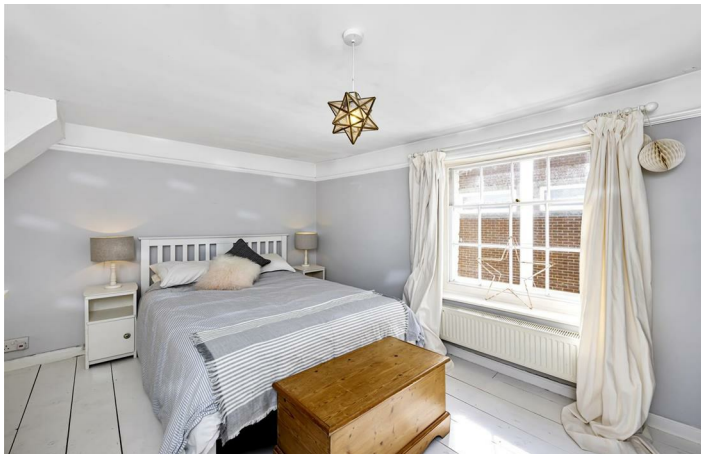
Offers In Excess Of  
£400,000  
Freehold

- Flint Fronted Town House
- Four Double Bedrooms
- Spacious Lounge/Diner
- Beautiful Views
- Modern Kitchen
- Close To Seafront
- Town Centre Location
- Council Tax Band - C
- Grade II Listed
- EPC Rating - TBC

We are delighted to offer to market this beautifully presented, grade II listed, four story flint fronted period family home ideally situated in the heart of Worthing close to town centre shops, the beach, restaurants, bus routes and the mainline station nearby. Accommodation comprises an entrance hallway, lounge/dining room and modern kitchen. Upstairs, over three floors, there are four double bedrooms, and a spacious bathroom. Other benefits include a courtyard garden, beautiful views from the top floor, having a wealth of period features, and having NO CHAIN.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Front door with glass inserts to:

### Open Plan Lounge/ Dining Room 21'9" x 14'6" (6.65 x 4.42)

Period sash windows to front and rear. Recess shelving areas and cupboards. Tiled floor. Large understairs storage cupboard housing electric and gas meters. Two wall light points.

### Kitchen 12'3" x 6'9" (3.75 x 2.08)

Range of high gloss fitted base and wall units. Wood effect working surfaces incorporating a contemporary style black one and a half bowl sink with mixer tap. Fitted electric double oven and four ring electric hob. Extractor fan. Down lights. Space and plumbing for washing machine. Tiled splashback. Space for fridge/freezer. Large attractive double glazed pitched skylight. Wooden three panel bi-folding doors to court yard garden.

### Court Yard Garden

Tiled floor. Gate for rear access. Timber store area with power. Timber built storage seat.

### First Floor Landing

Stairs from ground floor to first floor landing. Exposed wood flooring. Radiator. Door to:

### Bathroom 10'6" x 7'8" (3.20m x 2.34m)

Panel enclosed bath with mixer tap. Wash hand basin with mixer tap. Large curved shower with glass screen and door. Fitted shower rainfall head and separate attachment. Low level flush WC. Tiled splashbacks. Sash windows with obscure sea view. Radiator. Airing cupboard with slatted shelves.

### Bedroom One 14'6" x 10'6" (4.42 x 3.22)

Attractive bedroom with sash cord window with westerly aspect. Flower box. Radiator. Picture rail. Fireplace with tiled insert. Recess shelves.

### Second Floor Landing

Stairs to second floor. Sash cord window. Door to:

### Bedroom Two 14'4" x 10'6" (4.39m x 3.22m)

Westerly aspect sash window. Radiator. Exposed wood flooring. Picture rail.

### Bedroom Three 10'7" x 9'4" (3.25m x 2.87m)

Picture rail. Radiator. Sash window with views of Worthing's popular pier and the sea. Shelled recess area and hanging area.

### Third Floor Landing

Further stairs leading up to third floor. Door to:

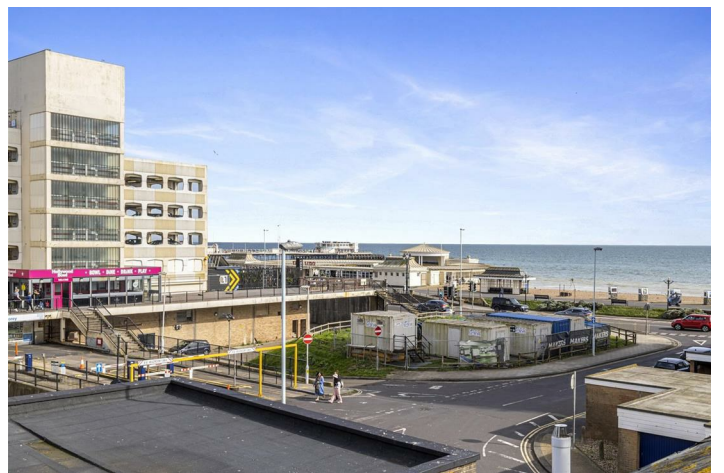
### Bedroom Four 12'11" x 12'1" (3.96m x 3.70m)

Velux double glazed window with blind. Sea views. Further double glazed window with westerly aspect.

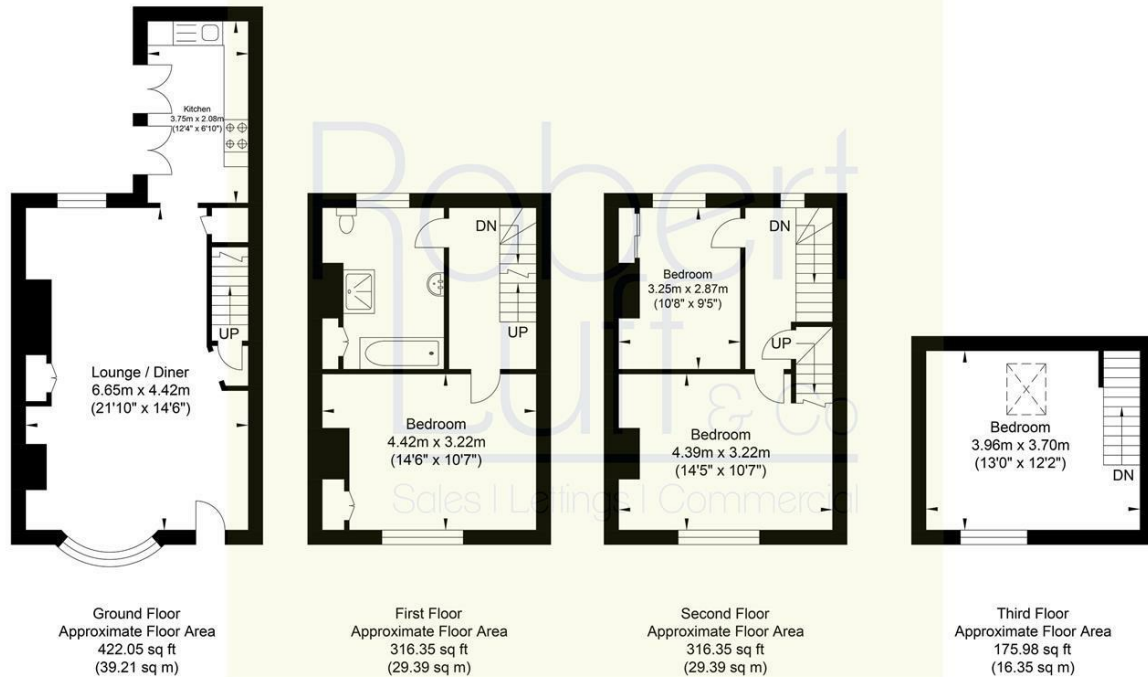
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## Prospect Place



Approximate Gross Internal Area = 114.34 sq m / 1230.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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.