



## Marlowe Road, Worthing

Asking Price  
£475,000  
Freehold

- End Of Terrace House
- Spacious Living/Dining Room
- Large Summer House
- Council Tax Band - C
- Three/Four Bedrooms
- Beautifully Presented Garden
- En-Suite Bathroom
- EPC Rating - TBC

We are delighted to offer to the market this well-presented end-of-terrace house situated in the sought-after Broadwater location close to local shops, amenities, schools, parks, bus routes, the mainline station, and easy access to both the A24 and A27. Accommodation comprises an entrance hallway, a spacious living/dining room, a kitchen, and a lean-to/utility room. Upstairs, over two floors, there are three double bedrooms, with one having a modern en-suite bathroom, a single bedroom/study, and a family bathroom. Other benefits include off-road parking for multiple vehicles, a beautifully presented rear garden, and a large summer house to the rear.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Front door with stained glass window to:

### Entrance Hallway

Radiator. Frosted stained glass window. Laid wood effect flooring. Understairs storage cupboard housing electric consumer unit. Door to:

### Living/ Dining Room 25'1" x 11'10" (7.65m x 3.62m )

Double glazed window to front. Fireplace with driftwood mantle. Dimmer switch. Laid laminate wood effect flooring. Radiator. Coving. Double glazed patio doors to rear garden.

### Kitchen 11'6" x 7'4" (3.51m x 2.24m)

Range of fitted base and wall units with gold handles. Roll top working surfaces incorporating a one and a half bowl sink with mixer tap. Fitted five ring gas hob with extractor fan over. Under cabinet lighting. Space and plumbing for dishwasher. Tiled floor. Double electric oven. Space for American style fridge/freezer. Double glazed window with view of rear garden. Coving. Door through to:

### Lean-To/ Utility Area 10'5" x 6'2" (3.18m x 1.88m)

Double opening doors to the garden. Space and plumbing for a washing machine. Space for further appliances.

### First Floor Landing

Stairs leading up. Frosted double glazed window. Coving. Door to:

### Bedroom Two 12'10" x 10'4" (3.93m x 3.16m)

Double glazed window with southerly aspect. Coving. Dimmer switch. Radiator.

### Bedroom Three 11'10" x 11'8" (3.61m x 3.58m )

Double glazed window with Downland views. Radiator. Coving. Shelved recess.

### Bedroom Four/ Study 7'7" x 4'9" (2.33m x 1.45m)

Hanging rails. Coving. Radiator. Double glazed window with southerly aspect.

### Bathroom

Panel enclosed bath with mixer tap and fitted over bath shower. Basin mounted in a worktop with a vanity unit under. Concealed system low level flush WC. Cupboard enclosed boiler. Display shelving. Coving. Radiator. Frosted double glazed window. Down lights. Tiled walls.

### Second Floor Landing

Turn stairs to second floor. Frosted double glazed window. Coving. Door through to:

### Bedroom One 19'11" x 16'7" (6.08m x 5.07m)

Two velux windows with southerly aspect. Further double glazed window. Down lights. Laid wood effect flooring. Eaves storage access. Dimmer switch. Fitted light wood fronted wardrobes with hanging and shelf. Door to:

### En-Suite

Low level flush WC. Pedestal wash hand basin. Panel enclosed bath with handles, mixer tap, and shower attachment. Down lights. Part tiled walls. Coving. Frosted double glazed window.

### Garden

Spacious rear garden with large decking area. Outside tap. Spacious lawn area with flower bed. Outside power point. Trellised decked walk way with access through to lower decking area. Door to:

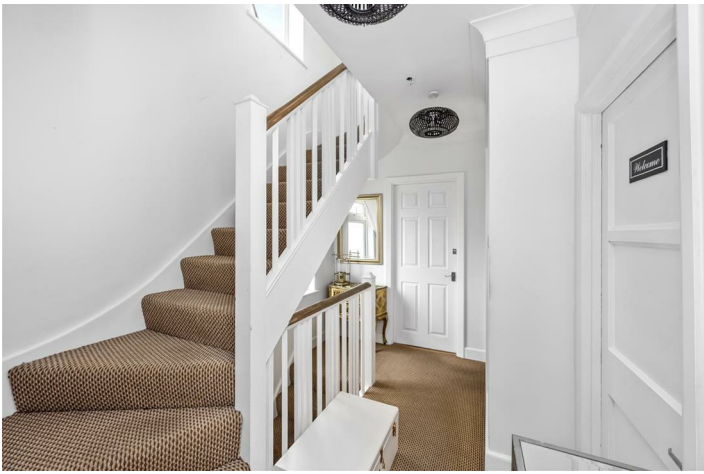
### Summer House 21'11" x 11'3" (6.70m x 3.43m)

Timber built veranda fronted studio. Double glazed windows. Double opening doors. Power and light. Door for rear access.

### Front Garden

Laid for car hard standing. Space for multiple vehicles.





30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
T: 01903 331247 E: info@robertluff.co.uk  
www.robertluff.co.uk

## Marlowe Road



Approximate Gross Internal Area = 142.32 sq m / 1531.92 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.