



Price  
£425,000  
Freehold

## Ashdown Road, Worthing

- Semi-Detached Period Home
- Large Open Plan Kitchen/Lounge
- Modern Kitchen with Neff Appliances, Corian Worktop & Breakfast Bar
- Open Fireplace, Exposed Beam and Vaulted Ceilings Throughout
- Original Flintwork Facade & Bathstone Windows
- Beautifully Finished with Oak Flooring Throughout
- Handmade Bespoke Cabinets
- Town Centre Location
- 10 Year Structural Warranty & Soundproof Tested
- High Energy Efficiency, EPC Rating - C

Robert Luff & Co are delighted to present to the market this exquisite two-bedroom semi-detached newly converted period home located in the vibrant heart of Worthing town centre. This charming property is conveniently situated near a plethora of amenities including shops, restaurants, parks, the seafront, bus routes, and mainline station. The accommodation boasts an inviting open plan kitchen/lounge, two well-appointed bedrooms, and a modern fitted bathroom. Additionally, this home benefits from high levels of insulation and showcases a tasteful blend of contemporary finishes while retaining its original character and charm.

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## Accommodation

### Stunning Entrance

Through the beautiful original front door leading into:

### Lounge Area 15'5" x 15'5" (4.71 x 4.71)

Original Bath stone feature windows to front restored and fitted with secondary glazing. Beautiful light Oak engineered flooring throughout. Two radiators. Built in cupboard housing electrics. Feature fireplace with stone tiled hearth. Exposed beam. Opening into:

### Refitted Kitchen 15'4" max x 6'1" (4.680 max x 1.875)

Double glazed velux window with side aspect. German made fitted kitchen with stainless steel sink unit inset into a beautiful Corian stone work top with chrome mixer tap. Matching range of wall and base units with built in eye level Neff oven and matching four ring hob and extractor fan over. Tiled splash back. Integrated dishwasher and washing machine. Extended stone work top creating breakfast bar with space for four stools. Radiator. Skimmed ceiling.

### Inner Hallway

Wall mounted thermostat and underfloor heating control for the bathroom. Overhead storage cupboard housing boiler. Skimmed ceiling.

### Bedroom One 17'1" max x 10'7" (5.212 max x 3.232)

Double glazed velux window to side aspect with electric built in blind. Light Oak engineered flooring throughout. Radiator. Range of hand built fitted wardrobes with hanging space and shelving. Original restored window to rear fitted with secondary glazing over looking the rear garden. Skimmed ceiling.

### Bedroom Two 12'7" x 7'7" (3.854 x 2.333)

Double glazed door leading out and over looking the rear garden. Light oak original flooring. Radiator. Skimmed ceiling.

### Bathroom

Double glazed velux window to side aspect. Panel enclosed bath with central chrome mixer tap, floating head shower attachment and glass screen. Low level flush WC with concealed flush system. Wall mounted wash hand basin with floating chrome mixer tap inset into stone surface with vanity cupboard below. Wall mounted mirror above. Tiled floor. Wall mounted heated towel rail. Part tiled walls.

### Rear Garden

Completely enclosed with attractive patio area. Laid to shingle with original flint wall to the rear.

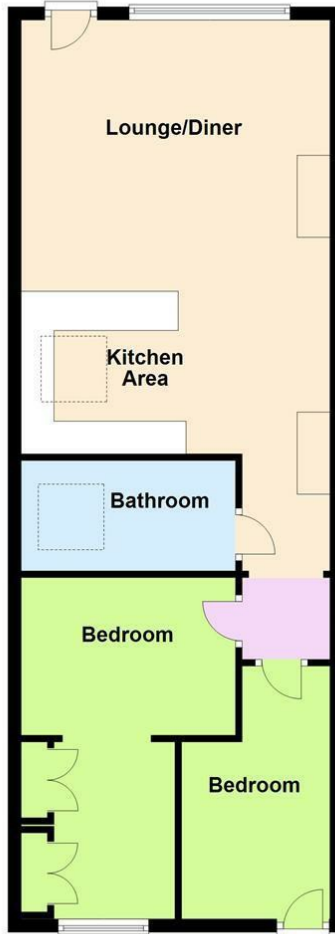


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**Floor Plan**  
Approx. 64.5 sq. metres (693.8 sq. feet)



Total area: approx. 64.5 sq. metres (693.8 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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