



Offers Over  
£575,000  
Freehold

## Rectory Gardens, Worthing

- Detached Family Home
- Three/Four Double Bedrooms
- Two Bathrooms
- Utility Room
- Modernised Throughout
- Off Road Parking
- Garage
- EPC Rating - D
- Council Tax Band - E
- Freehold

Robert Luff & Co are delighted to offer to the market this spacious three/four bedroom detached family home situated in this sought after Broadwater location close to local shops, amenities, restaurants, cafes, schools, parks, bus routes and mainline station. Accommodation offers entrance hall, kitchen, utility room, lounge, further reception room/bedroom and downstairs shower room. Upstairs has three double bedrooms and a family bathroom. Other benefits include off road parking, a garage and modernisation throughout.

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## Accommodation

### Front Door

Stained glass insert. Frosted window surround. Opening into:

### Entrance Hall

Wood flooring. Radiator. Under stair storage. Alarm. Google Nest thermostat control. CCTV with voice over.

### Kitchen 13'10" x 9'6" (4.23 x 2.90)

A range of soft closing base and wall units including drawers. Work surface incorporating one and a half bowl Caple sink with drainer and mixer tap. AEG electric induction hob with overhead extractor fan. Integrated Caple double oven/microwave/grill. Space for fridge/freezer. Vertical wall mounted radiator. Wood flooring. Dual aspect double glazed windows. Door to:

### Utility Room

Wall and base units. Basin. Space for washing machine and dishwasher. Windows. Door to lean to/side access and garden.

### Lounge 19'6" x 12'11" (5.96 x 3.96)

Wood flooring. Radiator. Wall lights. Spot lights. Dual aspect double glazed window. Double glazed double doors to garden.

### Reception Room/Bedroom 13'11" x 12'5" (4.26 x 3.79)

Wood flooring. Radiator. Wall lights. Traditional coving. Double glazed windows.

### Shower Room 5'9" x 5'1" (1.77 x 1.55)

WC. Wall hung basin set in vanity unit. Shallow shower tray with glass sliding door, multi-functional rainfall shower head and further attachment. Tiled. Wall mounted towel rail. Spotlights. Double glazed window.

### Stairs

Up to:

### First Floor Landing

Thermostat. Vertical wall mounted radiator. Spot lights. Loft access. Double glazed bay window.

### Bedroom One 19'7" x 12'4" (5.99 x 3.76)

Built in wardrobes with shelving. Radiator. Wall lights. Spot lights. Dual aspect double glazed windows.

### Bedroom Two 13'11" x 12'6" (4.25 x 3.83)

Vertical wall mounted radiator. Double glazed window.

### Bedroom Three 9'10" x 9'5" (3.00 x 2.89)

Vertical wall mounted radiator. Double glazed window.

### Bathroom 9'8" x 5'4" (2.97 x 1.65)

WC. Tile enclosed bath with mixer tap. Wall mounted vanity wash hand basin. Shower cubicle with multi-functional rainfall shower and separate attachment. Tiled throughout. Wall mounted heated towel rail. Spotlights.

### Rear Garden

Patio area. Lawn area. Garage access. Side access/lean to.

### Front Garden

Lawn area. Driveway.

### Garage



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# Floorplan



Total area: approx. 153.9 sq. metres (1656.9 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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