



Offers Over
£625,000
Freehold

Ladydell Road, Worthing

- Semi-Detached Family Home
- Four Good-Sized Bedrooms
- Modern Kitchen/Dining Room
- Bay-Fronted Living Room
- Master Bedroom With En-Suite
- Downstairs Shower Room
- Low-Maintenance Rear Garden
- EPC Rating - D
- Off-Road Parking For Multiple Vehicles
- Council Tax Band - D

We are delighted to offer to the market this beautifully presented four-bedroom semi-detached family home, ideally situated in this central Worthing location close to town centre shops, schools, parks, the seafront, Worthing hospital, bus routes, and the mainline station. Accommodation comprises an entrance hallway, a modern and spacious kitchen/dining room, a bay-fronted living room, a conservatory, a utility room, and a downstairs shower room. Upstairs, over two floors, there are four good-sized bedrooms, with the master bedroom having an en-suite bathroom, and a family bathroom with a separate WC. Other benefits include a front garden with off-road parking for multiple vehicles and a low-maintenance westerly-facing rear garden with access to a garage/shed.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Front Garden

Off-road parking for multiple vehicles. Porch area. Front door to:

Entrance Hallway

Oak laminate wood flooring. Double glazed window to side aspect. Understairs storage. Wall mounted Hive thermostat.

Living Room 15'1" x 12'9" (4.61 x 3.91)

Oak laminate wood flooring. Picture rail. Radiator. Double glazed sash window with fitted shutters. Original gas fireplace with surround and hearth.

Kitchen/Dining Room 19'1" x 13'9" (5.84 x 4.21)

Radiators. Soft closing wall, base and draw units. White granite worktops. Integrated dishwasher. Double split level oven and microwave oven. Space for fridge/freezer. Faber four ring convection hob and integrated service level extractor. Pop up integrated additional power and USB points. Large corner larder cupboard. Integrated basin and drainer with multi-functional tap. Spotlights. Dual aspect double glazed window. Doors leading to west facing rear garden. Door leading to:

Conservatory 10'9" x 10'5" (3.30 x 3.20)

Tiled floor. TV point. Double glazed windows and double opening doors to rear garden.

Utility Room 8'6" x 4'0" (2.61 x 1.22)

Boiler. Worktops. Washing machine.

Downstairs Shower Room 6'3" x 4'7" (1.93 x 1.40)

Low level flush WC. Corner shower. Wash hand basin. Double glazed frosted window.

First Floor Landing

Double glazed window. Door leading to:

Bedroom Two 15'9" x 11'10" (4.82 x 3.62)

Radiator. Double glazed bay window to front. Dado rail. Original fireplace with surround.

Bedroom Three 12'4" x 10'6" (3.77 x 3.22)

Picture rail. Original fireplace and surround. Fitted wardrobe and draw unit. Double glazed window to rear overlooking the garden. Radiator.

Bedroom Four 7'10" x 7'0" (2.40 x 2.15)

Double glazed window to front. Radiator. Dado rail.

Bathroom 7'3" x 6'6" (2.21 x 1.99)

Double glazed frosted window. Bath with shower attachment. Wash hand basin and vanity unit. Corner shower with wall mounted Mira shower. Wood paneling. Spotlights. Shaver point. Radiator.

Separate WC

Low level flush WC. Frosted double glazed window.

Upper landing

Stairs leading up. Door leading to:

Bedroom One 17'8" x 14'9" (5.41 x 4.50)

Eaves storage. Double glazed double aspect windows and velux with integrated blinds. Radiators. Door to:

En-Suite 8'0" x 4'9" (2.44 x 1.45)

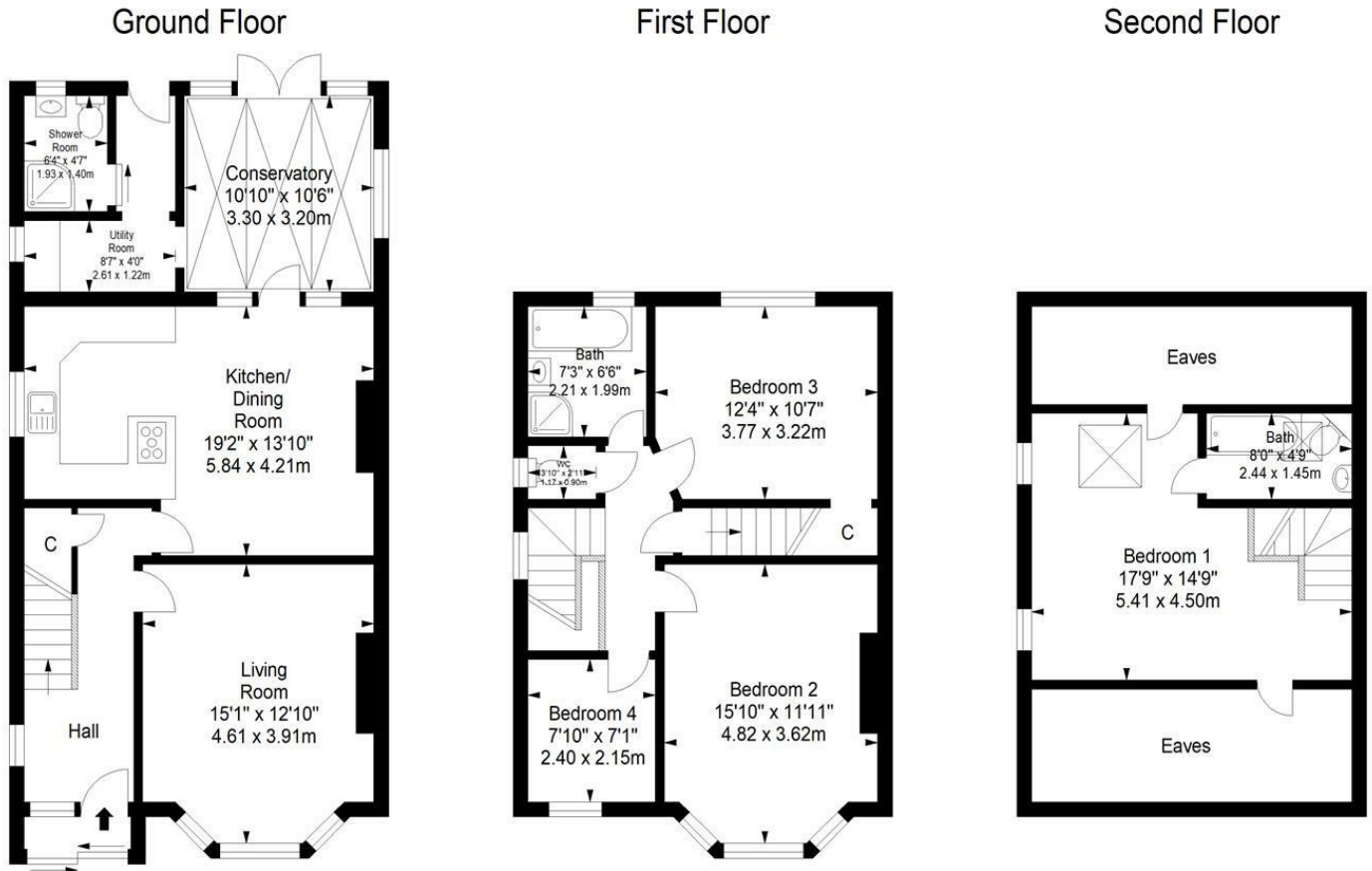
Panel enclosed bath. Low level flush WC. Basin and pedestal. Double glazed velux window. Wall mounted electric radiator.

Rear Garden

Patio area. Pebbled seating area. Decking. Garage/shed access. Mature trees, bushes and plants. Side access. West facing.







Approximate gross internal floor area 148.2 sq m/ 1595.3 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	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.