



Per Calendar Month  
£1,550 Per

## Henty Road, Worthing

- Semi Detached Chalet Bungalow
- Three Bedrooms
- Close to mainline station
- Sunny aspect rear garden
- EPC Rating - D
- Council Tax Band - C
- Available in July

**\*\* VIEWINGS FULLY BOOKED \*\*** Robert Luff & Co Lettings are pleased to present this three bedroom semi-detached chalet bungalow. The property comprises of one ground floor double bedroom, downstairs bathroom, separate WC, two bedrooms upstairs and sunny aspect rear garden. The property is in close proximity to Worthing and West Worthing mainline station. The property is available in July

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## Accommodation

### Entrance

Leaded light wooden glazed door leading to :-

### Entrance Hall

Thermostat, radiator, storage cupboard under stairs, cupboard housing meters, double glazed windows to front aspect, coving, stairs to first floor landing.

### Kitchen 22'11"3'3" x 36'1"6'6" (7'1 x 11'2)

Range of matching wall and base units. Stainless steel sink unit inset into worksurface with mixer tap and drainer. Fridge, freezer, washing machine, dishwasher, oven and hob and extractor (appliances won't be replaced or repaired). Partially tiled walls, radiator, coving, double glazed bay window to front aspect, frosted glazed wooden stable door leading to side access.

### Lounge diner 32'9"36'1" x 78'8"13'1" (10'11 x 24'4)

Coving, two radiators, dual aspect with double glazed windows to side and rear aspect, wall lighting.

### Ground Floor Bedroom One 32'9"29'6" x 39'4"0'0" (10'9 x 12'0)

Fitted storage cupboard with shelving, coving, radiator, double glazed rear aspect window, picture rail.

### Ground Floor Bathroom

Panel enclosed bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with tiled splash back, radiator, partially tiled walls. Frosted double glazed window to front aspect.

### Separate WC

High level flush WC, wall mounted baxi boiler, frosted double glazed window to front aspect.

### First Floor Landing

Eaves storage, velux sky light window.

### Bedroom Two 32'9"9'10" x 26'2"19'8" (10'3 x 8'6)

Radiator, velux sky light window. Restricted head height.

### Bedroom Three 26'2"22'11" x 29'6"0'0" (8'7 x 9'0)

Radiator, velux sky light window. Restricted head height.

### Outside

#### Rear Garden

Mainly laid to lawn, partially laid to patio, range of mature trees and shrubs, outside tap, two sheds, gated side access.

#### Front Garden

Part laid to lawn, part laid to pebbles, range of mature trees and shrubs.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

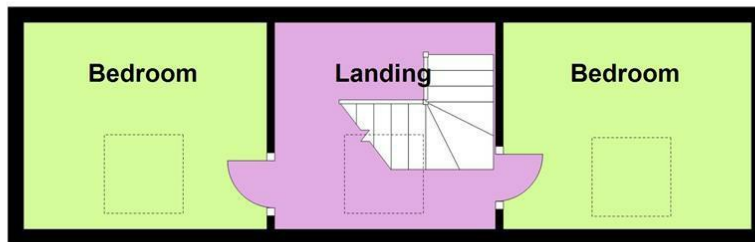
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Ground Floor



First Floor



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.