



## Cortis Avenue, Worthing

Offers Over  
£350,000  
Freehold

- Terraced Family Home
- Spacious Dining/Living Room
- Sunny Rear Garden
- Beautiful Cul-De-Sac Location
- Three Double Bedrooms
- Beautifully Finished Throughout
- Council Tax Band - C
- EPC Rating - D

\*\* - GUIDE PRICE £350,000 - £375,000 - \*\*

We are delighted to offer to the market this beautifully presented three-bedroom semi-detached house, ideally situated in the heart of Broadwater, close to local schools, shops, parks, bus routes, the mainline station, and having easy access to both the A27 and A24 nearby. Accommodation comprises a spacious dual-aspect dining/living room, a large recently fitted modern kitchen, a utility room, three double bedrooms, and a family bathroom. Other benefits include a downstairs WC, ample off-road parking, and a sunny, low-maintenance landscaped rear garden.

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

### Entrance Hall

Composite front door. Engineered laminate wood flooring. Understairs storage with meters and power points. Radiator.

### Living/Dining Room

Dual aspect double glazed windows to front and rear aspect. Engineered laminate wood flooring. Radiators. Log burner.

**Dining Room 13'4" x 11'10" (4.08 x 3.61)**

**Living Room 11'11" x 9'9" (3.64 x 2.98)**

### Kitchen 14'7" x 11'1" (4.47 x 3.40)

Dual aspect double glazed windows. Tiled splashback. Space for dishwasher. Range cooker with seven ring gas hob. Soft closing wall, draw and base units. Porcelain one and a half basin and drainer with mixer tap. Radiator. Doors to utility and separate WC.

### Utility Room

Roll top work surface. Space for washing machine.

### Downstairs WC

Tiled splashback. Double glazed frosted window. Boiler. Low level flush WC.

### First Floor Landing

Double glazed window. Loft hatch. Solid wood doors. Radiator.

### Bedroom One 13'4" x 11'2" (4.07 x 3.42)

Double glazed window. Radiator. Engineered laminate wood flooring. Integrated storage cupboard.

### Bedroom Two 11'10" x 9'10" (3.62 x 3.02)

Dual double glazed windows. Radiator. Engineered laminate wood flooring.

### Bedroom Three 11'10" x 7'11" (3.61 x 2.42)

Double glazed window. Radiator. Engineered laminate wood flooring.

### Bathroom

Double glazed frosted window. Basin and vanity unit. Low level flush WC. Mirrored wall cabinet. Bath with wall mounted rainfall shower, controls, separate attachment and shower screen. Heated towel rail. Tiled splashback.

### Garden

Porcelain tiled floor. Lawn area. Timber built sheds. Flower beds and mature bushes. Power point.

### Front Garden

Pathway. Pebble shingle borders. Bushes and plants. Side access.

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

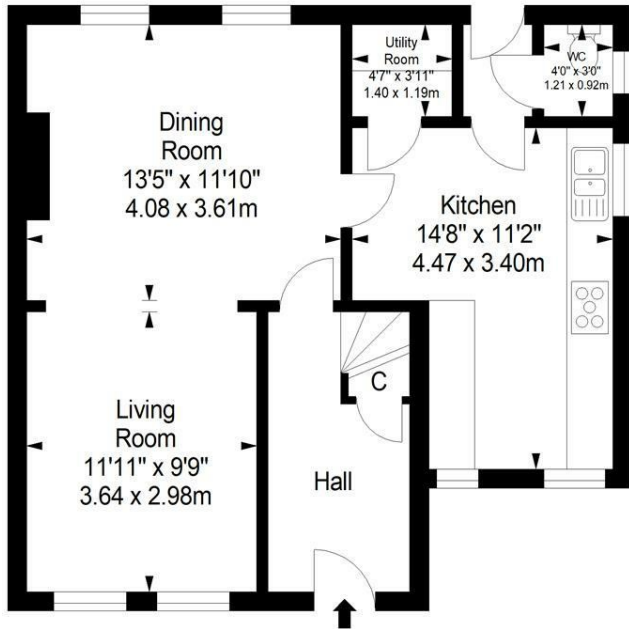
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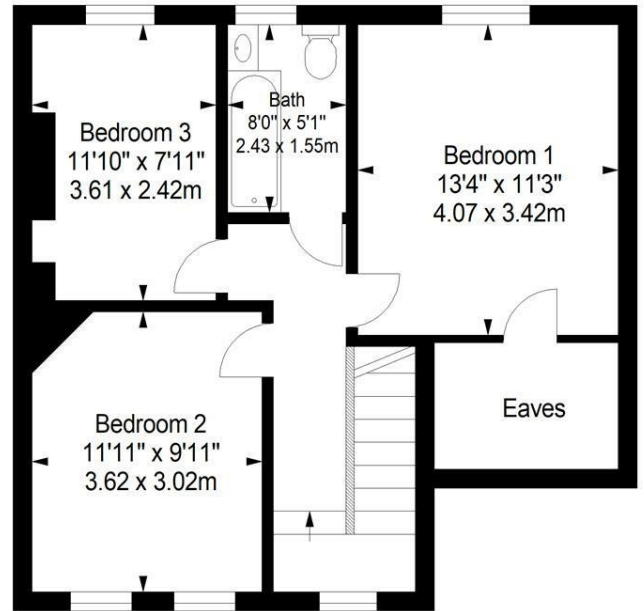


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Ground Floor



First Floor



Approximate gross internal floor area 104.7 sq m/ 1127.0 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</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.