



Asking Price
£850,000
Freehold

Southview Gardens, Worthing

- Stunning Mock-Tudor Detached Family Home
- Six Double Bedrooms
- Sunny Wrap-Around Garden
- Off-Road Parking
- Close To Worthing's Popular Seafront
- Two En-Suites & A Family Bathroom
- Two Spacious Reception Rooms
- Garage
- EPC Rating - E
- Council Tax Band - F

We are delighted to offer to market this beautifully presented double fronted mock-tudor style detached family home, ideally situated in this favoured West Worthing location close to the popular Goring Road shopping parade, local schools, parks, bus routes, the mainline station, and the seafront all nearby. The versatile and spacious accommodation comprises an entrance porch, an entrance hallway, a bay-fronted lounge, an attractive dining room, a kitchen, and a downstairs WC. Upstairs, over two floors, there are six double bedrooms, two benefiting from en-suites and one having a kitchen area, a beautiful modern family bathroom, and a separate WC. Other benefits include an external utility room, a garage, off-road parking, and having a sunny wrap-around garden that allows the sun to be enjoyed all day long.

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Accommodation

Front door with leaded light insert to:

Entrance Porch

Two double glazed leaded light windows. Tiled floor. Glazed front door to:

Entrance Hallway

Radiator. Down lights. Double glazed leaded light and stained glass window to front. Door to:

Lounge 18'1 x 14'0 (5.51m x 4.27m)

Coving. dual aspect double glazed windows. Attractive period style bar radiator. Wall light points. Dimmer switches.

Dining Room 15'1 x 12'8 (4.60m x 3.86m)

Attractive part wood panelled walls. Double glazed leaded light window with westerly aspect and view of rear garden. Attractive period bar radiator. Down lights.

Kitchen 18'2 max into recess x 9'7 max (5.54m max into recess x 2.92m max)

Range of base and wall units. Worktops incorporating a white one and a half bow sink with mixer tap. Fitted electric hob with extractor fan over. Electric oven. Tiled splashback walls. Space for American style fridge/freezer. Useful larder cupboard with shelves. Understairs storage cupboard. Radiator. Leaded light double glazed window and door leading out to rear courtyard area. Door to:

Downstairs WC

Low level flush WC. Basin set in a vanity unit with a mixer tap. Metro brick tiling. Leaded light frosted double glazed window.

External Utility Room 9'1 x 7'5 (2.77m x 2.26m)

Further storage area. Space and plumbing for washing machine and tumble dryer. Double glazed window.

First Floor Landing

Stairs leading up to split-level landing. Four double glazed leaded light windows. Firing cupboard with slatted shelf.

Bedroom One 17'9 max into recess x 15'1 (5.41m max into recess x 4.60m)

Double glazed leaded light dual aspect windows with both southerly and westerly aspect. Two radiators. Coving. Door to:

En-Suite Shower Room

Herringbone tiling and tiled floor. Large shower cubicle with fitted shower, rainfall head, and separate attachment. Basin with contemporary style mixer tap inset into a vanity unit. Low level flush WC. Heated towel rail. Down lights. Extractor fan.

Bedroom Two 15'8 max x 15'1 (4.78m max x 4.60m)

Two leaded light double glazed windows with westerly aspect. Radiator. Coving. Wardrobe cupboard and further storage cupboard.

Bedroom Three 12'2 x 11'2 (3.71m x 3.40m)

Dual aspect double glazed leaded light windows. Radiator. Coving.

Bedroom Four 10'8 x 9'7 (3.25m x 2.92m)

Radiator. Double glazed leaded light window with westerly aspect. Coving.

Bathroom

Period style bathroom. Panel enclosed bath with telephone taps and shower attachment. Basin set in a vanity unit with period style mixer taps. Frosted leaded light double glazed windows. Attractive tiling on floor and walls. Period style radiator with towel rail.

Separate WC

Low level flush WC. Fitted corner basin with mixer tap. Metro brick tiling. Coving. Frosted leaded light double glazed window. Tiled floor.

Second Floor Landing

Turn stairs leading up. Radiator. Leaded light double glazed window. Door to:

Bedroom Five 12'9 x 7'9 (3.89m x 2.36m)

Radiator. Leaded light double glazed window with easterly aspect. Storage cupboard with hanging rail. Eaves storage access. Coving. Door to:

En-Suite Shower Room

Fitted corner shower cubicle with Mira sport shower. Low level flush WC. Basin set in a vanity unit with mixer tap. Tiled floor. Radiator. Velux window with southerly aspect. Extractor unit.

Bedroom Six 13'3 x 12'3 (4.04m x 3.73m)

Storage cupboard. Radiator. Double glazed leaded light window with easterly views. Door through to:

Kitchen Area

Base unit. Sink with mixer tap. Worktops. Space for appliances. Tiled splashback walls. Velux window. Radiator.

Rear Garden

Courtyard patio area. Outside tap. Timber built storage. opening out onto:

Side Garden

South facing. Patio area ideal for seating. Lawn areas. Leading round to:

Further Side Garden

Further lawned area with northerly aspect.

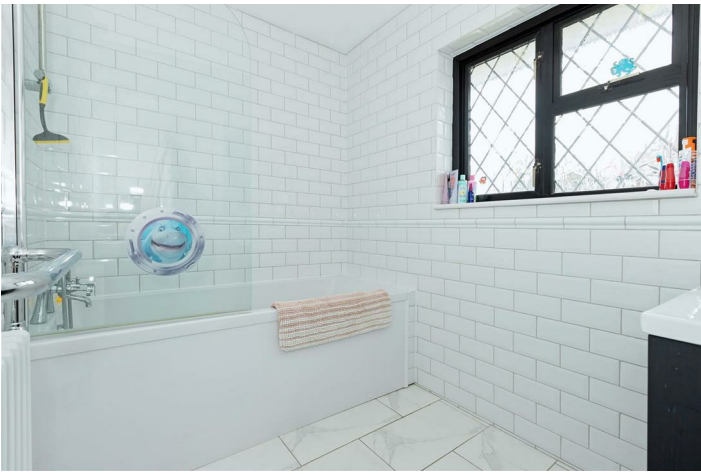
Front Garden

Westerly aspect. Lawn area. Further outside tap. Enclosed with high fencing giving a fair level of seclusion. Entered via double opening gates leading to a gravel driveway which leads to:

Garage

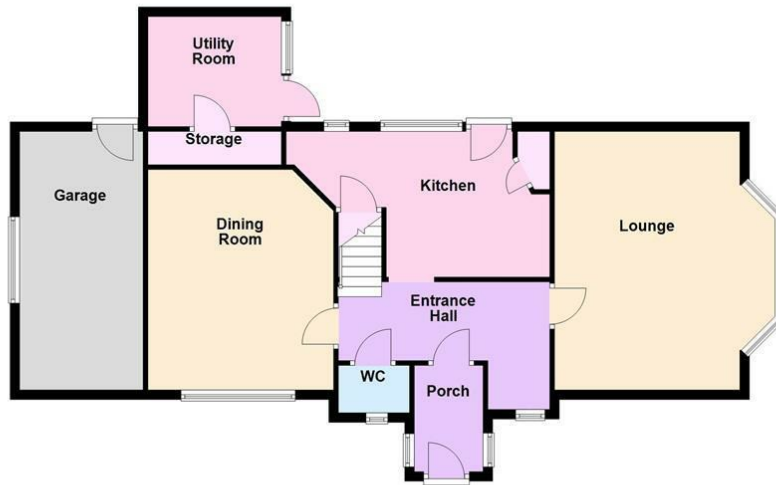
Up and over door. Leaded light double glazed window.



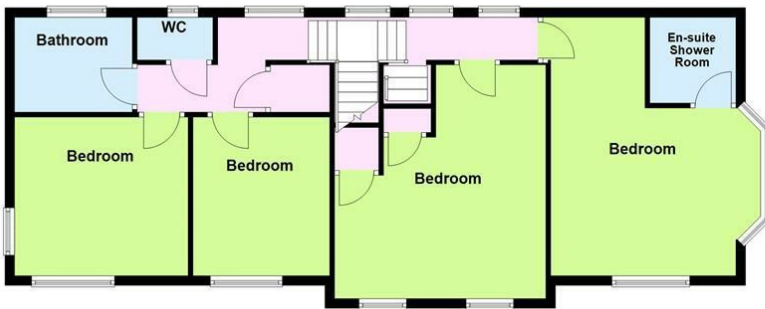


Floorplan

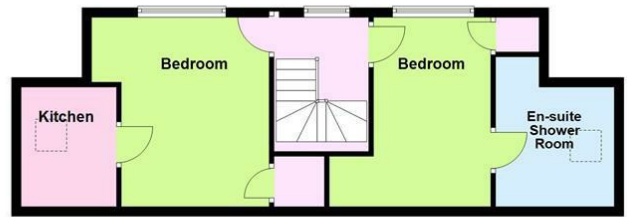
Ground Floor
Approx. 98.5 sq. metres (1060.5 sq. feet)



First Floor
Approx. 84.4 sq. metres (908.9 sq. feet)



Second Floor
Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 228.3 sq. metres (2457.5 sq. feet)

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		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	

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