



Longlands, Worthing



PCM
£2,600 PCM

- Four-bedroom detached house
- Fitted kitchen
- Four bedrooms
- Private driveway
- EPC Rating TBC
- Front & rear gardens
- Lounge / Dining Room
- Highly sought after location
- Available July 2024

Robert Luff & Co are delighted to offer this charming four-bedroom detached house situated on a highly sought-after residential road in Worthing. The property features an entrance hall, ground floor cloakroom/W.C, separate fitted kitchen, dual aspect lounge with doors leading to a large rear garden, dining room, and a converted garage currently used as a gym, with potential for a home office. Upstairs, there are four bedrooms and a family bathroom, with the primary bedroom having an en-suite. The landing provides access to a south-facing balcony with distant views over the town and toward the sea. Outside, there is a private driveway, a lawned front garden, and a large lawned garden at the rear.

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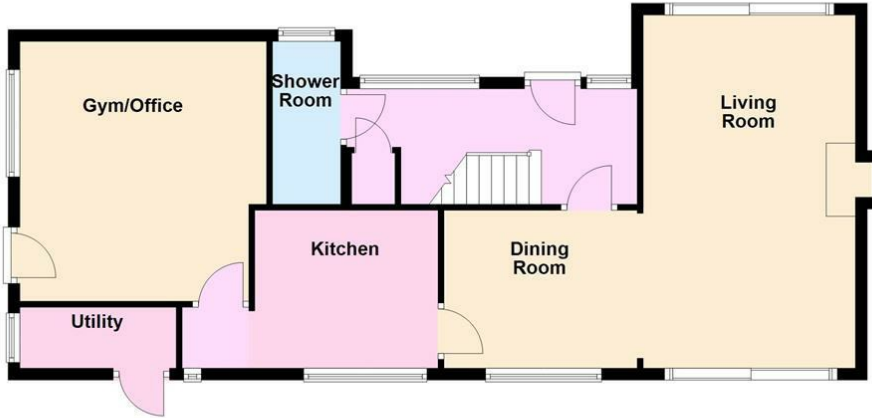


Accommodation



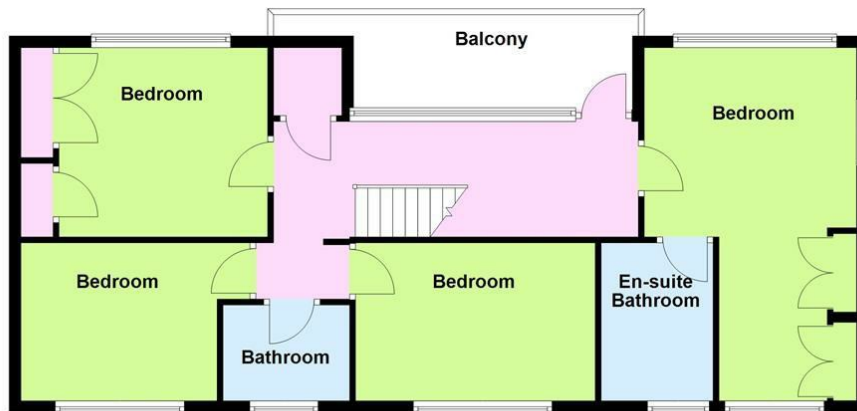
Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



First Floor

Approx. 79.6 sq. metres (856.5 sq. feet)



Total area: approx. 156.3 sq. metres (1681.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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.

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