



Winton Place, Worthing



Price
£350,000
Freehold

- Mid Terrace Cottage
- Two Reception Rooms
- Solar Panels
- VENDOR SUITED
- Two Double Bedrooms
- Low Maintenance Garden
- EPC Rating - D (59)
- Insulted loft room

Robert Luff & Co are delighted to offer to the market this mid terrace family home built circa 1865 situated in the heart of Worthing town centre close to local shopping facilities, parks, schools, restaurants, bus routes and mainline station. Accommodation offer entrance hall, lounge, dining room, kitchen/breakfast room, two bedrooms and family bathroom. Other benefits include low maintenance rear garden and solar panels.

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

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Accommodation

Entrance Porch

Front door leading to entrance porch. Stripped wood floor. Door leading to:

Entrance Hall

Stripped wood floor. Understairs cupboard.

Lounge 12'2" x 10'11" (3.73 x 3.33)

Double-glazed sash style windows to front with shutters. Radiator. TV point. Telephone point. Built in storage cupboard. Stripped wood floor. Open plan leading to:

Dining Room 11'6" x 10'1" (3.52 x 3.09)

Double-glazed sash style window to rear with shutters. Radiator. Stripped wood floor. Feature fireplace.

Kitchen/Breakfast 16'4" x 7'10" (5 x 2.39)

A range of fitted base units. Worktop incorporating butler sink, drainer and mixer tap. Space for integrated oven and hob. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splash backs. Radiator. Double-glazed window to side and rear with shutters.

First Floor Landing

Stairs leading to first floor. Loft access (loft has a ladder and is insulated and boarded.)

Bedroom One 15'6" x 10'11" (4.74 x 3.34)

Double-glazed sash style window to front with shutters. Radiator. Stripped wood floor.

Bedroom Two 11'6" x 10'2" (3.53 x 3.10)

Double-glazed sash style window to rear with shutters. Radiator. Stripped wood floor.

Bathroom

Panel enclosed bath with shower over. Pedestal wash hand basin. Low level flush WC. Radiator. Wood paneling to walls and ceiling. Double-glazed velux windows to rear and side.

Outside

Rear Garden

Fence panel enclosed, low maintenance garden mainly laid to patio and shingle. Gated rear access.



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



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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