



Garrick Road, Worthing



Offers In Excess Of
£525,000
Freehold

- Semi Detached House
- Three Bedrooms
- Extended
- Beautifully Finished
- Chain Free
- EPC - D
- Freehold
- Council Tax Band - C

We are pleased to offer to market this beautifully presented and extended three bedroom semi detached house located in Worthing. In brief the property offers three bedrooms, two reception rooms and an extended kitchen/diner too. There is the benefit of a downstairs W.C, off road parking and a mature well maintained garden. It is located close to local schools, shops and transport links with mainline station only 0.5 miles away. Internal viewing advised, chain free.

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

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Accommodation

Porch

Obscured double glazed front door with obscured double glazed windows to both sides, tiled floors.

Entrance Hall

Part obscured double glazed composite door, radiator, storage cupboard under stairs housing electric and gas meters, double glazed window, vinyl flooring, stairs to first floor.

Lounge 13'2" x 12'3" (4.03 x 3.74)

Two double glazed windows to front, feature fireplace with stone inset and wooden surround with gas fire, radiator.

Dining Room 12'2" x 11'11" (3.73 x 3.64)

Wooden glazed double doors to kitchen/diner, radiator, opening to lounge.

Kitchen / Breakfast Room 16'10" x 21'11" (maximum) (5.15 x 6.70 (maximum))

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, integrated fridge/freezer, double oven and microwave, under counter freezer, space and plumbing for washing machine and dishwasher, obscured double glazed window to side, two Velux double glazed windows to side, full height double glazed patio doors to garden, radiator, vinyl flooring, tiled splash backs.

W.C

Low level W.C, wall mounted wash hand basin, obscured double glazed window to side, part tiled walls.

First Floor Landing

Obscured double glazed window to side, loft access with pull down ladder.

Bedroom One 12'7" x 13'2" (3.86 x 4.03)

Measurements to include built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed bay window to front, radiator.

Bedroom Two 11'0" x 11'11" (3.37 x 3.64)

Measurements to exclude built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed window to rear, radiator, vanity unit with surface mounted wash hand basin above and storage below.

Bedroom Three 9'10" x 9'8", (3.00m x 2.95m,)

Double glazed window to side, radiator, built in storage cupboard.

Shower Room

White bathroom suite, double shower cubical with thermostatic shower and glass screen over, vanity unit with surface mounted wash hand basin and mixer tap over to include storage, vinyl flooring, aqua panel walls, heated towel rail, obscured double glazed window to front.

W.C

Low level W.C, obscured double glazed window to side, vinyl flooring.

Rear Garden

Mainly laid to lawn, patio section and decking area, flower and shrub borders, fenced surround, two garden sheds, side access to front of property, raised flower beds.

Front Garden

Laid to hard standing with parking for multiple cars, access to rear garden via side gate.



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	

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.