



Offers Over
£500,000
Freehold

Sheridan Road, Worthing

- Extended Semi-Detached House
- Broadwater Location
- Four Bedrooms
- Off Road Parking
- Kitchen/Breakfast Room
- EPC Rating - D
- Two Reception Rooms
- Council Tax Band - C
- Two Bathrooms
- Freehold

We are delighted to offer to the market this four bedroom extended semi-detached house situated in the sought after Broadwater location with local shops, amenities, schools, parks, bus routes and mainline station all nearby. The property offers a kitchen/breakfast room with utility area, two reception rooms and a downstairs shower room. Upstairs has four bedrooms, a family bathroom and separate WC. Other benefits include ample off road parking and an attractive 90ft rear garden.

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Accommodation

Double glazed windows and door to Porch. Porch with frosted double glazed door to:

Entrance Hallway

Frosted double glazed windows. Radiator. Picture rail. Storage cupboard with shelves. Understairs storage cupboard. Internal hallway area with radiator. Door to:

Shower Room

Shower cubicle with sliding doors. Low level flush WC. Pedestal wash hand basin. Storage cupboard with shelves. Tiled walls and floor. Frosted double glazed window. Extractor fan.

Kitchen/Breakfast Room 18'4" x 12' (5.59m x 3.66m)

Range of light fronted shaker style wall and base units. Roll top working surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. Four ring gas hob with extractor fan over. Nef double oven Floor heater. Stack of drawers. Space for under counter fridge/freezer. Space for breakfast table. Vertically mounted contemporary style radiator. Tiled splashbacks. Double glazed window and patio doors to rear garden. Utility area with space and plumbing for dishwasher and washing machine, space for fridge/freezer.

Lounge/Dining Room 14'5" x 12'6" (4.39m x 3.81m)

Double glazed window to front. Attractive strip wood wooden fire surround with tiled insert and real flame gas fire. Radiator. Picture rail. Double opening glazed doors to:

Dining Room 14'11" x 11'1" (4.55m x 3.38m)

Strip wood fire surround and tiled insert. Radiator. Picture rail. Double opening doors though to kitchen/breakfast room.

First Floor Landing

Stairs leading up. Frosted double glazed window. Picture rail. Door to:

Bedroom One 14'9" x 11'1" (4.50m x 3.38m)

Double glazed bay window to front. Radiator. Picture rail.

Bedroom Two 11'1" x 8'7" (3.38m x 2.62m)

Double glazed window. Radiator. Picture rail. Eaves storage cupboard. Fitted wardrobes with hanging and shelves. Dimmer switch.

Bedroom Three 8'7" x 8'5" (2.62m x 2.57m)

Double glazed window to front. Dimmer switch. Radiator.

Separate WC

Low level flush WC. Frosted double glazed window. Wood effect laid flooring. Radiator.

Bathroom

Panel enclosed bath. Large shower cubicle with sliding door and fitted shower. Pedestal wash hand basin. Low level flush WC. Tiled walls. Firing cupboard with slatted shelves and pre-lagged copper cylinder.

Second Floor

Stairs leading up. Door to:

Bedroom Four 16'8" x 13'5" (5.08m x 4.09m)

Three double glazed velux window with fitted blinds. Distant roof top views. Eaves storage cupboards. Radiator. Telephone and TV point.

Front Garden

Herringbone brick laid driveway with off-road parking for multiple vehicles. Attractive flower beds.

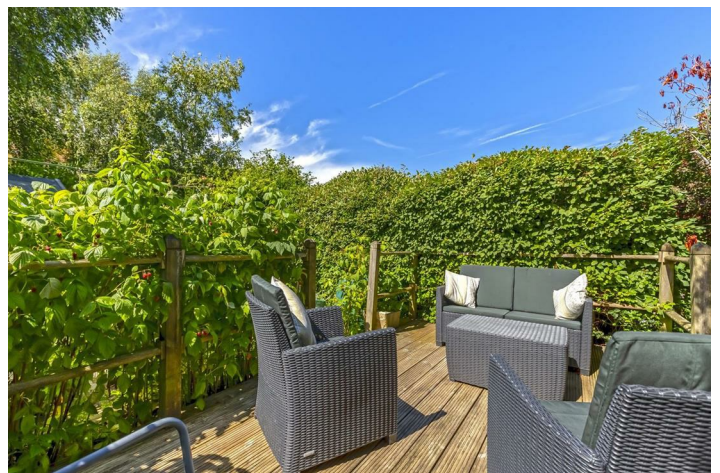
Garden

Patio area. Outside tap. Gate for side access. Laid lawn areas. Mature flowers and trellising with climbing plants. Varied range of shrubs. Pitched roof timber built shed. Vegetable patch area. Raised decking area with balustrades perfect for late afternoon and evening sun.

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Floorplan



Total area: approx. 145.3 sq. metres (1564.0 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	

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.