



Robert Luff & Co
Sales | Lettings | Commercial
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www.robertluff.co.uk
FOR SALE



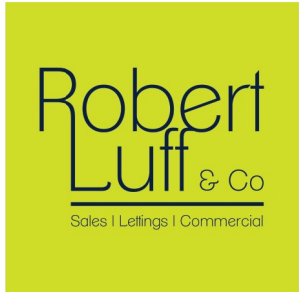
Elm Grove, Worthing

Asking Price
£415,000
Freehold

- Terraced Family Home
- Two/Three Bedrooms
- Bay-Fronted Lounge
- En-Suite Shower Room
- Extended Kitchen/Breakfast Room
- Close To Elm Grove School
- Well-Maintained Garden
- EPC Rating - C

We are delighted to offer to the market this beautifully presented period bay-fronted family home, situated in the heart of West Worthing, close to local shopping facilities, parks, short walk to the beach, schools, bus routes and the mainline station. Accommodation offers an entrance hallway, a bay-fronted lounge, an open-plan dining/kitchen/breakfast room, two double bedrooms, one of which has an en-suite, and a family bathroom. Other benefits include a well-maintained rear garden and a large front garden which could be utilised for parking given the correct consent. NO CHAIN.

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Accommodation

Front door with frosted glass and double glazed windows to:

Entrance Hallway

Radiator. Coving. Door to:

Lounge/Bedroom Three 12'9" max x 9'9" (3.89 max x 2.99)

Double glazed bay window to front. Phone and TV point. Radiator. Down lights. Door to:

Living Room 10'0" x 9'9" (3.05 x 2.99)

Kitchen/Dining Room 18'9" x 11'10" (5.72 x 3.63)

Open-Plan Kitchen/Dining Room

Range of white fronted shaker style units. Wood effect worktops incorporating a stainless steel sink with mixer tap. Central island with matching worktop and units. Four ring gas hob and contemporary style glass extractor fan above. Integrated dishwasher. Washer dryer. Cupboard enclosed Worcester boiler. Double glazed patio sliding doors leading to rear garden. Four velux double glazed windows. Wood effect oak flooring. Understairs storage cupboard housing electric consumer units. Two radiators. Tiled metro brick splashbacks.

First Floor Landing

Stairs leading up. Down lights. Loft hatch.

Bedroom One 13'3" x 12'9" (4.05 x 3.90)

Double glazed windows to front. Radiator. Door to:

En-Suite

Fitted shower cubicle with sliding rood and rainfall shower head. Basin with mixer tap. Low level flush WC. Tiled walls. Heated towel rail.

Bedroom Two 9'0" x 7'10" (2.75 x 2.40)

Double glazed window to rear overlooking the garden. Radiator. Down lights. Storage cupboard with double glazed window.

Bathroom

Panel enclosed bath with fitted over bath shower with rainfall head and separate attachment. Low level flush WC. Basin with mixer tap. Tiled walls and floor. Down lights. Heated towel rail. Back lit touch screen mirror.

Rear Garden

Lawn area. Patio area. Fence and wall enclosed with gate for rear shared access. Decorative gravel area.

Front Garden

Attractive front garden with mature tree. With the correct consent, it could be utilised for off-road parking.



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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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.