



Cotswold Road, Worthing



Offers In Excess Of
£325,000
Freehold

- End of Terrace Family Home
- Dual Aspect Living Room
- Two Double Bedrooms & Additional Cot/Office Room
- Open-Plan Kitchen / Dining Room
- Off-Road Parking
- EPC Rating - D
- Modern Family Bathroom & Ground Floor WC
- South Westerly Aspect Rear Garden

We are delighted to offer to market this beautifully presented end-of-terrace family home situated in this popular West Durrington location close to local shops, schools, parks, bus routes, and with easy access to both the A24 and A27. Accommodation offers an entrance hallway, living room, modern open-plan kitchen/dining room, and a ground-floor WC. Upstairs there are two double bedrooms, an office/cot room and a contemporary family bathroom. Other benefits include an enclosed south westerly aspect rear garden and off-road parking for multiple vehicles.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hallway

PVC security front door, flat wall plaster, wood effect flooring.

Kitchen / Diner 17'0" x 10'2" (5.2m x 3.1m)

Double glazed windows to front and rear, PVC double glazed door leading to garden, matching range of wall and base units with integrated dishwasher, washing machine, gas hob and oven, chrome sink unit with mixer tap and drainer inset to marble effect work surfaces, space for fridge freezer, radiator, tiled splash back, wood effect flooring.

Downstairs WC

Double glazed frosted window, part tiled walls, wash hand basin with chrome mixer tap, chrome towel rail.

Living Room 11'9" x 12'5" (3.6m x 3.8m)

Double glazed windows to front and rear, flat wall plaster into coving, radiator, TV point.

Landing

Access to part boarded loft via loft ladder, airing cupboard housing Worcester boiler, double glazed window.

Family Bathroom

Double glazed frosted window to rear, part tiled walls, standard bath with chrome mixer tap and hand shower, walk-in shower with Aquatronic electric shower, white pedestal wash hand basin with chrome hot and cold taps, push flush WC, storage with shelving, chrome heated towel rail, tiled floor.

Bedroom One 11'9" x 11'9" (3.6m x 3.6m)

Double glazed window to front and rear, flat wall plaster, radiator.

Bedroom Two 10'2" x 7'10" (3.1m x 2.4m)

Double glazed window to front, flat wall plaster, radiator.

Office / Cot Room 5'2" x 4'11" (1.6m x 1.5m)

Double glazed window to rear, flat wall plaster, radiator.

Garden

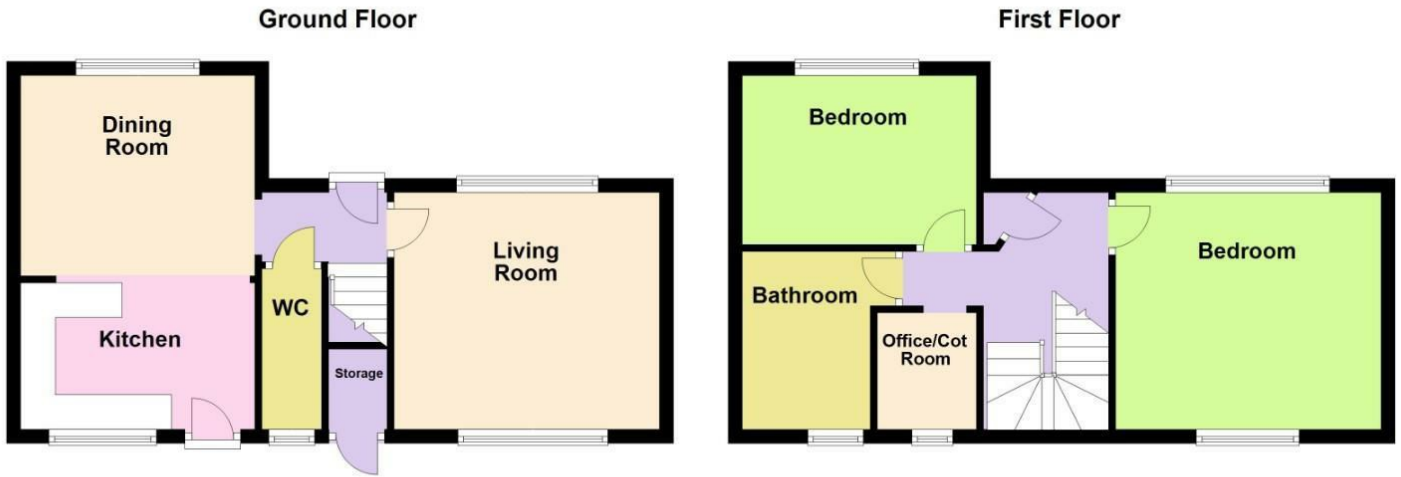
Fence panel enclosed with laid path and lawn, raised flower bed area, access gate to two parking spaces, laid gravel.

Off-Road Parking

For multiple vehicles.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			84
(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.