



## Cambridge Road, Worthing

Offers In Excess Of  
£700,000  
Freehold

- Semi-detached Family Home
- Three Double Bedrooms
- Modern Kitchen/Family Room
- Open-Plan Dining/Living room
- Spacious Bathroom
- South Facing Garden
- Off-Road Parking
- Garage
- EPC Rating - E
- Council Tax Band - D

We are delighted to offer to the market this spacious, beautifully presented semi-detached family home, ideally situated in the centre of Worthing, close to local shops, schools, parks, bus routes, the beach, and the mainline station. Downstairs, the property offers a spacious and modern kitchen/family room, an open-plan bay-fronted living/dining room, and a downstairs WC. On the first floor, there are three double bedrooms, with the main bedroom being bay-fronted, and a large modern bathroom. Other benefits include a southerly aspect rear garden, off-road parking, a garage, and original features throughout.

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## Accommodation

Front door to internal porch. Internal door to:

### Entrance Hallway

Original tiled floor. Traditional style radiator. Wall mounted alarm and thermostat. Stairs with stair runner and brass rods.

### Living Room 14'5" x 12'10" (4.41 x 3.93)

Double aspect bay sash windows. Original marble fire surround with open fireplace and hearth. Opening through to:

### Dining Room 12'8" x 11'6" (3.87 x 3.53)

Fitted storage/shelving units. Traditional style radiator. Double glazed window.

### Kitchen/Family Room 24'4" x 11'1" (7.43 x 3.38)

Hand made Neptune kitchen with Corian worktops and splashbacks. Island with integrated one and a half bowl basin and drainer with multi functional taps, breakfast bar, cupboards and over head triple lighting. Integrated dishwasher and fridge/freezer. Soft closing wall, base and draw units. Integrated Neff split level oven. Dual Neff gas hob. Aga 2 Oven Deluxe Range cooker with overhead extractor. Spotlights and ceiling Sonos sound system. Fitted wood paneled corner seating. Crittall framed windows and door to a south facing garden.

### Downstairs WC

Low level flush WC.

### Landing

Loft Hatches. Original fitted storage cupboards.

### Bedroom One 17'5" x 15'1" (5.32 x 4.60)

Traditional style radiators. Dual aspect bay sash windows. Wall mounted lights.

### Bedroom Two 12'3" x 11'7" (3.75 x 3.54)

Double glazed window. Under floor heating with wall mounted control.

### Bedroom Three 10'11" x 10'1" (3.33 x 3.08)

Under floor heating with wall mounted control. Dual aspect double glazed windows. Fitted shelving. Wall mounted Sonos speaker.

### Bathroom 13'8" x 7'0" (4.18 x 2.15)

Tiled floor and splashbacks. Double ended freestanding bath with wall mounted mixer tap and shower attachment. His and Hers wall hung basins. Shaver point. Back to wall low level flush WC. Large heated towel rail. Walk-in shower with rainfall shower and multiple controls and jets. Double glazed frosted windows. Spotlights. De-mist mirror. Under floor heating with wall mounted control.

### Garden

South facing garden with patio and lawn area ideal for entertainment. Mature flowers, bushes and plants. Side access and a double glazed door leading to:

### Garage 10'5" x 17'5" (3.19 x 5.31)

Up and over door. Paneled walls. Lighting and power with isolated RCCB. Double glazed window.

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Approximate gross internal floor area 156.8 sq m/ 1687.8 sq ft  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.