



King Edward Avenue, Worthing



Offers In Excess Of
£525,000
Freehold

- End-Of-Terrace House
- Three Double Bedrooms
- Modern Kitchen/Diner/Reception Room
- Large Reception Room
- Downstairs WC
- Off-Road Parking
- Spacious Garden Studio
- Council Tax Band - B
- Beautifully Maintained Garden
- EPC Rating - TBC

We are delighted to offer to market this beautifully presented, fully refurbished end-of-terrace family home ideally situated in this favoured Broadwater location, just yards from Worthing's mainline station and with town centre shops, schools, bus routes and parks all nearby. Accommodation comprises an entrance hallway, a south facing lounge, a spacious and modern kitchen/diner/reception room, and a spacious sun room. Upstairs, over two floors, there are three double bedrooms, a modern shower room with walk-in his and hers showers, and a beautiful bathroom with magnificent views. Other benefits include a beautifully maintained rear garden with a spacious studio to the rear, off-road parking for multiple vehicles, underfloor heating, and being fully refurbished to a very high standard throughout.

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

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



Accommodation

Part glazed front door leading into:

Entrance Hallway

Feature polished micro-cement floor. Stairs leading up. Underfloor heating with wall mounted thermostat. Built-in understairs storage cupboard housing electrics. Feature glass balustrades leading up.

Refitted Ground Floor WC

recently refitted WC with a designer wall mounted wash hand basin with a mixer tap and mirrored insert. Low level flush WC with push button flush. Tiled effect walls.

Lounge/Bedroom Four 12'8" x 12'6" (3.88 x 3.82)

Double glazed window to front aspect. Continuation of polished micro-cement flooring. TV point. Feature drop down ceiling with LED inserts.

Lounge Area

Media wall with space for TV and built-in glass fronted fire. Fitted surround sound speakers. Wall mounted TV point. Mirror fronted cloak room housing a combi boiler and a pressurised cylinder with water softener. Skimmed ceiling with black designer spotlights.

Refitted Kitchen/Diner/Reception Room 31'11" max x 18'9" (9.73 max x 5.74)

Double glazed window to rear. Continued flow of micro-cement floor. One and a half bowl sink unit inset to a grate work top with a mixer tap, boiling tap, and drainer. Matching range of black wooden wall and base units. Two eye level Samsung microwave combi ovens with two feature ovens below. Samsung induction hob with with extractor hood above. Integrated dishwasher and washer dryer. Two integrated fridge/freezers. Granite central island with space for five stools. Further space for formal dining room table and chairs. Two roof lights. Built-in speakers and designer spotlights. Double glazed bi-folding doors opening into:

Reception Room Three 19'10" x 11'11" (6.07 x 3.64)

Double glazed windows and double doors opening out onto the garden. Wooden paneled effect flooring. Radiator. Built-in air conditioning unit/heater. Wood paneled walls. Curtain shutting ceiling.

First Floor Landing

Feature glass balustrade. Double glazed window to front. Stairs leading up. Built-in mirror fronted cupboard housing boiler. Skimmed ceiling with spotlights.

Bedroom Two 12'6" x 11'6" (3.82 x 3.51)

Double glazed window to front. TV point. Wall mounted thermostat for underfloor heating. Skimmed ceiling with spotlights.

Bedroom Three 12'4" x 6'6" (3.77 x 2.00)

Double glazed window to rear enjoying beautiful Downland views. Wall mounted thermostat for underfloor heating. Skimmed ceiling with spotlights.

Shower Room

Floor to ceiling double glazed frosted window to rear. Micro-cement flooring with underfloor heating. Walk-in his and hers showers with glass enclosures and floating designer heads. Beautiful stone bespoke wash hand basin with designer mixer tap and vanity unit below. Low level flush WC with push button flush and black matching heated towel rail.

Second Floor Landing

double glazed velux window to front. Skimmed ceiling with spotlights. Door into:

Bathroom

Feature floor to ceiling window to rear enjoying beautiful Downland views. Stunning stone bath with stand alone mixer tap and shower attachment. Matching stone effect bespoke wash hand basin with floating mixer tap, a vanity unit below and a lit mirror above. Low level flush WC with push button flush. Wall mounted heated towel rail.

Bedroom One 17'1" x 6'6" (5.21 x 2.00)

Double glazed velux windows to front aspect. Double glazed floor to ceiling window to the rear enjoying stunning views across and over The Downs. Matching range of mirror fronted wardrobes with hanging space and shelves. Built-in eaves storage cupboard. Skimmed ceiling with spotlights.

Rear Garden

Garden Studio 18'9" x 17'10" (5.74 x 5.46)

Currently used as a home gym with rubber laid floor tiles. Three pain bi-folding doors opening up into the garden. Power and lighting. The ideal garden room to use as a home office.

Driveway

Block paved driveway with off-road parking for several vehicles.



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



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.