



Stonehurst Road, Worthing

Offers In Excess Of
£360,000
Freehold

- Semi-Detached Family Home
- Three Double Bedrooms
- Modern Kitchen/Breakfast Room
- Living Room With Feature Fireplace
- En-Suite
- Low-Maintenance Garden
- Extended Into Loft And Rear
- Council Tax Band - C
- Garage
- EPC Rating - C

We are delighted to offer to the market this extended, semi-detached family home ideally situated in the popular Tarring district of Worthing, within the Thomas A Becket catchment school area, and close to local shopping facilities, schools, bus routes, parks, and the mainline station. Accommodation comprises an entrance hallway, a spacious living room with a feature fireplace, a large contemporary-style kitchen/breakfast room, and a dining room. Upstairs, over two floors, there are three double bedrooms, with one benefiting from an en-suite, and a family bathroom. Other benefits include being in a good decorative order throughout, being extended to the rear and into the loft, a low-maintenance rear garden, and having a garage.

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Accommodation

UPVC double glazed front door to:

Entrance Hallway

Cloak cupboard with hanging rail and electric consumer unit. Strip wood door to:

Lounge 15'3" x 10'2" (4.67 x 3.12)

South facing double glazed window. Fitted real flame gas fire and marble hearth. Coving. TV point. Two wall light points. Laid oak wood flooring.

Extended Kitchen/Dining Room 21'11" max x 18'9" max (6.70 max x 5.72 max)

'L' shaped kitchen/dining room.

Kitchen area:

High gloss grey fronted base and wall units. Attractive white composite worktops incorporating a one and a half bowl sink with mixer tap. Four ring gas hob. Space and plumbing for washing machine and dishwasher. Built-in wine rack. Metro brick tiled splashback. Cupboard enclosed Worcester boiler. Two double glazed windows. Fitted Neff double oven. Space for fridge/freezer. Radiator. Laid oak wood flooring.

Dining Area

Laid oak wood flooring. Space for dining table, radiator, frosted double glazed door to side. Double glazed patio doors to rear garden.

First Floor Landing

Stairs leading up. Two double glazed windows. Radiator. Door to:

Bedroom Two 10'5" x 9'5" (3.20 x 2.89)

South facing double glazed window. Radiator. Fitted wardrobes with hanging and shelf. Built-in desk. Recess shelf area.

Bedroom Three 11'1" x 10'5" into wardrobes (3.40 x 3.20 into wardrobes)

Shelf and desk area. Wardrobe with hanging and storage over. Further mirror fronted wardrobe, airing cupboard with slatted shelves and pre lagged water tank. Further storage area. Laid oak wood flooring. Radiators. Double glazed window with view of rear garden.

Bathroom

Panel enclosed bath with mixer tap and a fitted over bath shower. Low level flush WC. Wash hand basin set in a vanity unit with a mixer tap. Heated towel rail. Tiled floor and walls. Down lights.

Second Floor Landing

Stairs leading up.

Bedroom One

Mirror fronted wardrobes with hanging space. Electric storage heater. Double glazed window with distant Downland views. Sliding doors to:

En-Suite WC

Low level flush WC. Frosted double glazed window. Wash hand basin set in a vanity unit with a mixer tap. Tiled floor. Recess area which would work perfectly for a shower with the plumbing to fit the shower under the floor.

Garden

Two tiered patio. Flower beds. Mature shrubs. Outside tap. Side gate to front. Door for access to:

A beautiful rear garden with a two tiered patio and a spacious lawn area with flower beds and mature shrubs bordering. Other benefits include an outside tap, a side gate to front, and a door leading to:

Garage

Up and over door. Power and lighting.

Front Garden

Lawn area.

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Ground Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



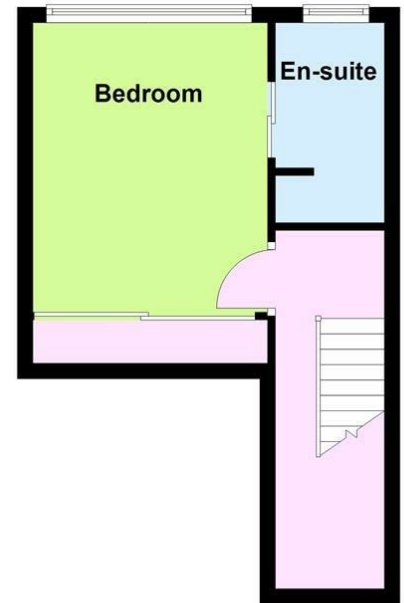
First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Second Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



Total area: approx. 101.9 sq. metres (1096.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		69	
(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.