



## Moorfoot Road, Worthing



Offers In Excess Of  
£365,000  
Freehold

- Semi-Detached Bungalow • Two Double Bedrooms
- Bow-Fronted Living Room • Modern Kitchen
- Spacious Conservatory/Dining Room
- Spacious Rear Garden With Studio
- Ample Off-Road Parking
- EPC Rating - D

We are delighted to offer to the market this two double bedroom semi-detached bungalow ideally situated in this highly sought-after salvington location with local shops, schools, parks, bus routes, and easy access to both the A27 and A24 nearby. This beautiful accommodation comprises an entrance hallway, a bow-fronted living room with a feature fireplace, a modern kitchen, a large pitched roof conservatory/dining room, two double bedrooms, and a family bathroom. Other benefits include a driveway providing ample off-road parking, a spacious fence-enclosed rear garden, and a timber-built studio/workshop.

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## Accommodation

UPVC double glazed front door with an attractive stained glass window leading to:

### Entrance Hallway

Laid wood effect flooring. Radiator. Cupboard enclosed electric consumer unit and loft hatch. Cloak cupboard with hanging and storage over. Cupboard with slatted shelves. Door to:

### Living Room 15'5" x 10'3" (4.71 x 3.14)

Double glazed bow window to front with southerly aspect. Fireplace with wooden mantle. Radiator. TV point. Coving.

### Kitchen 11'6" x 7'3" (3.52 x 2.22)

Attractive German built fitted kitchen with two tone base and wall units. Silestone worktops incorporating a stainless steel sink with mixer tap and built in hot tap. Fitted AEG electric oven and matching AEG microwave. Four ring Bosch induction hob with a glass fronted extractor fan over. Down lights. Double glazed window to side. Wood effect flooring. Integrated fridge/freezer and washing machine. Double glazed double opening French doors to:

### Conservatory 13'5" x 9'6" (4.09 x 2.90)

Pitched roof conservatory with matching wood effect laid flooring. Two radiators. Double glazed windows with a view of the rear garden. Double glazed double opening French doors to rear garden.

### Bedroom One 10'8" x 10'3" (3.26 x 3.13)

Double glazed window. Radiator.

### Bedroom Two 10'5" x 7'6" (3.20 x 2.29)

Dual aspect double glazed windows. Radiator. Coving.

### Bathroom

Panel enclosed bath with mixer tap and fitted over bath shower with folding screen. Pedestal wash hand basin. Low level flush WC. Tiled walls. Laid wood effect flooring. Heated towel rail. Frosted double glazed window. Down lights. Extractor fan.

### Garden

Large lawn area. Flower bed areas with mature flowers and shrubs. Gate for side access. Patio and further raised decking area leading to:

### Studio/Workshop 12'6" x 12'4" (3.82 x 3.78)

Timber built pitched roof studio/workshop. Two double glazed windows. Timber built shelves. Desk area.

### Front Garden

Laid attractive block drive providing ample off-road parking. Lawn areas. Flower beds incorporating mature shrubs.



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**Floor Plan**

Approx. 66.0 sq. metres (710.6 sq. feet)



Total area: approx. 66.0 sq. metres (710.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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	

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