



Southdownview Road, Worthing

Offers In Excess Of
£425,000
Freehold

- Extended Family Home
- Spacious Lounge
- En-Suite Shower Room
- Off-Road Parking
- Garage
- Four Bedrooms
- Attractive Kitchen
- Westerly Aspect Garden
- Council Tax Band - C
- EPC Rating - C

We are delighted to offer to market this renovated, beautifully presented, four-bedroom end-of-terrace family home ideally situated in this popular East Worthing location with local shops, parks, schools, bus routes, and the mainline station all nearby. Accommodation comprises an entrance hallway, a spacious lounge, and a large modern kitchen/diner. Upstairs, over two floors, there are four bedrooms, with the principle bedroom having an en-suite, and a family bathroom. Other benefits include a beautifully maintained westerly aspect rear garden, a private driveway providing ample off-road parking, and a garage.

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Accommodation

UPVC double glazed door to:

Entrance Hallway

Down lights, radiator. Laid oak wood effect flooring. Sliding oak wood door to:

Lounge 15'1" x 10'11" (4.61 x 3.35)

Double glazed window to front. Laid oak wood effect flooring. Understairs storage cupboard housing electric and gas meters. Through way to:

Kitchen/Diner 15'4" x 15'3" (4.69 x 4.65)

Kitchen Area -

Range of light taupe coloured shaker style kitchen units with attractive quartz working surfaces incorporating a four ring electric hob. Attractive Butler sink with chrome flexi hose mixer tap. Integrated washing machine. Metro brick tiled splashback. Built-in wine rack, space for fridge/freezer. Laid oak wood flooring. Contemporary style vertically mounted radiator. Neff double oven. Down lights. Throughway to:

Dining/Breakfast Area - Double glazed windows. Double glazed French doors leading to front garden. Laid wood effect flooring. Space and plumbing for washing machine.

First Floor Landing

Frosted double glazed window. Storage cupboard with shelf. Door to:

Bedroom Two 13'6" x 8'9" maximum into wardrobe (4.13 x 2.68 maximum into wardrobe)

Range of fitted wardrobes with hanging and shelves. Further shoe shelving and display shelving, radiator. Double glazed window to front.

Bedroom Three 10'4" x 8'10" (3.17 x 2.71)

Double glazed window with view of rear garden. Vertically mounted radiator.

Bedroom Four 7'8" x 6'8" (2.35 x 2.05)

Coving. Double glazed window. Radiator.

Bathroom

'P' shaped bath with glass screen, fitted over bath shower with rainfall head and separate attachment. Basin with mixer tap set in a vanity unit. Low level flush WC. Radiator. Tiled walls. Wood effect tiled floor. Down lights. Frosted double glazed window.

Second Floor Landing

Stairs leading up. Door to:

Principle Bedroom 17'9" into eaves x 8'9" max (5.43 into eaves x 2.68 max)

Double glazed window with distant westerly views. Double glazed velux window with fitted blind. Useful eaves storage space. Vertically mounted contemporary style radiator. Down lights. TV point. Door to:

En-Suite

Fitted corner shower cubicle with sliding doors and fitted shower. Low level flush WC. Frosted double glazed window. Basin set in a vanity unit with mixer tap. Wood effect flooring. Radiator. Down lights. Extractor fan.

Rear Garden

Covered side gate area to rear garden. Timber built shed with windows. Attractive well manicured lawn area. Enclosed flower beds. Attractive raised decking area. Lower patio area. Westerly aspect. Outside tap.

Front Garden

Long driveway and a gravel area providing ample off-road parking. Double doors to:

Garage

Power and lighting. Double opening doors.



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Floorplan



Total area: approx. 105.7 sq. metres (1138.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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.