



## Salvington Road, Worthing

Offers In Excess Of  
£315,000  
Freehold

- Terraced Family Home
- Three Bedrooms
- Spacious Lounge/Dining Area
- Modern Kitchen
- Garage
- Council Tax Band - C
- Low-Maintenance Rear Garden
- EPC Rating - C

We are delighted to offer to the market this beautifully presented three-bedroom terraced family home, ideally situated in this sought after Salvington location close to local shops, amenities, schools, parks, bus routes and the mainline station all nearby. Accommodation offers an entrance hallway, a spacious open-plan lounge/dining area, and a modern kitchen. Upstairs, there are three double bedrooms and a family shower room. Other benefits include a low-maintenance rear garden and a garage.

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**Robert  
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## Accommodation

Frosted UPVC double glazed front door to:

### Entrance Hallway

Radiator. Understairs storage cupboard with electric consumer unit.

### Kitchen 8'3" x 7'11" (2.53 x 2.42)

Range of grey fronted base and wall units. Marble effect work tops incorporating a contemporary style white sink with flexible hose mixer tap. Four ring electric hob. Fitted double oven. Space and plumbing for washing machine. Glowworm wall mounted boiler. Space for tumble dryer and fridge/freezer. Double glazed window with view of rear garden. Double glazed door to rear garden.

### Lounge/Dining Area 23'8" x 10'10" (7.22 x 3.31)

Feature electric fire with hearth. Double glazed window with southerly aspect. Two contemporary style radiators. Double glazed window with view of rear garden.

### Frist Floor Landing

Stairs leading up. Loft hatch. Firing cupboard housing pre-lagged copper cylinder. Door to:

### Bedroom One 13'1" x 10'7" (4.00 x 3.25)

Double glazed southerly aspect window. Radiator.

### Bedroom Two 10'11" x 10'7" (3.34 x 3.25)

Double glazed window with view of rear garden. Radiator.

### Bedroom Three 10'2" x 6'9" (3.11 x 2.06)

Radiator. Double glazed window. Storage recess area.

### Shower Room

Fitted shower cubicle with sliding door. Low level flush WC. Pedestal wash hand basin. Tiled floor and walls. Heated towel rail. Frosted double glazed windows.

### Rear Garden

Raised patio area. Flower beds. Low-maintenance. Outside tap. Gate to rear garage compound.

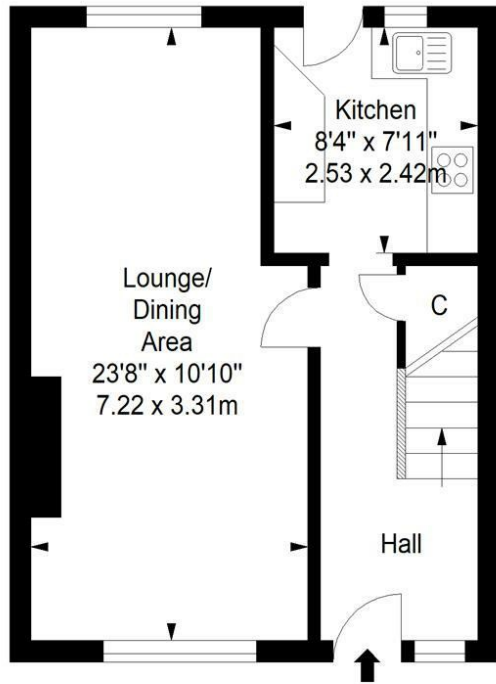
### Garage

Second one in on the left with an up and over door.

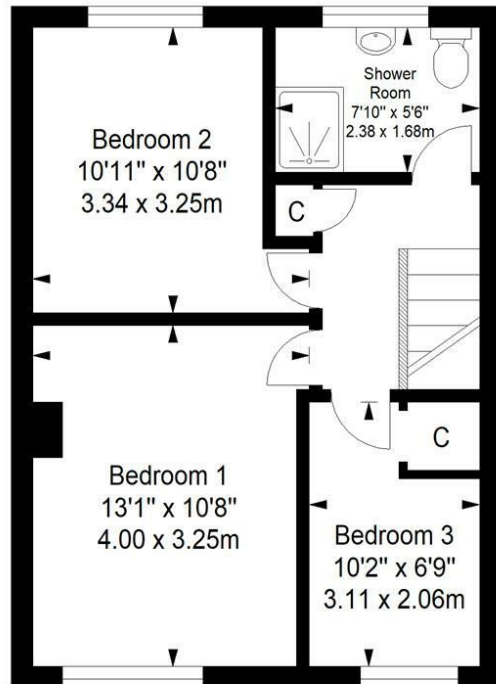


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Ground Floor



First Floor



Approximate gross internal floor area 77.2 sq m/ 831.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">71</span> <span style="font-size: 2em; color: green; margin-left: 10px;">86</span> </div>
(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.