



Gorse Avenue, Worthing

Offers In Excess Of
£550,000
Freehold

- Semi-Detached Family Home
- Three Double Bedrooms
- Good-Sized Kitchen
- Open-Plan Living/Dining Room
- Double Glazed Conservatory
- Ample Off-Road Parking
- Spacious West Facing Garden
- EPC Rating - C
- Large Garage
- Council Tax Band - D

We are delighted to offer to market this beautifully presented three-bedroom semi-detached family home ideally situated in this highly sought-after Offington location with local schools, shops, parks, bus routes, the mainline station, and easy access to both the A24 and A27 all nearby. Accommodation comprises an entrance hallway, a spacious open-plan living/dining room with a feature fireplace, a good-sized kitchen, and a double glazed conservatory. Upstairs, there are three double bedrooms, a beautiful family bathroom, and a separate WC. Other benefits include a large driveway providing ample off-road parking, a spacious westerly aspect rear garden, a large garage, and recently installed solar panels.

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Accommodation

Part glazed door into:

Entrance Hallway

Double glazed leaded light window to side aspect. Stripped wood floor boards. Radiator. Beautiful Manak Pendant Light. Stairs leading up with understairs storage cupboard. Picture rail.

Living Room 12'5" x 11'8" (3.79 x 3.58)

Double glazed leaded light window to front. Oak effect flooring throughout. Radiator. TV point. Picture rail. Attractive archway opening through to:

Dining Room 16'0" x 11'6" (4.90 x 3.53)

Oak effect flooring. Feature fireplace with granite hearth and wood surround. Radiator. Space for formal dining room table and chairs. Double glazed leaded light window. Patio door opening out onto the conservatory. Opening into:

Kitchen 7'8" x 6'6" (2.36 x 2.00)

Double glazed window to rear overlooking the garden. One and a half bowl sink with mixer tap and drainer. Matching range of wall and base units. Built-in eye level double oven. Five ring gas hob with stainless steel extractor hood above. Space and plumbing for fridge/freezer, washing machine and dishwasher. Tiled floor. Coved ceiling with spotlights. Door into:

Conservatory 12'0" x 11'1" (3.67 x 3.39)

Double glazed windows overlooking the rear garden. Tiled floor. Radiator. Double glazed patio doors opening out onto the garden.

First Floor Landing

Double glazed leaded light frosted window to front aspect. Radiator. Space for wardrobes. Picture rail.

Bedroom One 14'2" x 12'0" (4.34 x 3.68)

Double glazed window to rear. Radiator. TV point. Range of fitted wardrobes with hanging space and shelving. Picture rail.

Bedroom Two 11'10" x 10'10" (3.62 x 3.32)

Double glazed leaded light window to front aspect. Radiator. Space for wardrobes. Picture rail.

Bedroom Three 11'5" x 8'5" (3.49 x 2.57)

Double glazed leaded light window to front. Radiator. TV point. Space for wardrobes. Picture rail.

Refitted Bathroom

Double glazed frosted window to rear. Tile enclosed bath with mixer tap. Concealed low level flush WC. Wash hand basin inset to vanity unit with mixer tap. Walk-in shower with mains shower, floating head, and glass screen. Wasil mounted heated towel rail. Part tiled walls. Feature lit ceiling.

Separate WC

Double glazed frosted window to side aspect. Low level flush WC.

Rear Garden

West facing rear garden being mainly laid to lawn with mature flower and shrub borders and enjoying the sun all afternoon. An attractive decked area comes off the back of the conservatory and is ideal for entertainment. To the rear of the garden there is a door to: log cabin with power and light, fully insulated,

Log Cabin

Power and light. Fully insulated. TV and telephone point. Side door providing access into the garage/utility area.

Front Garden

Block paved driveway providing ample off-road parking. Leading to:

Garage 25'0" x 9'6" (7.63 x 2.92)

Oversized garage with power and light, rear utility area and housing boiler and washing machine.

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Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(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	

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