



## Archibald Road, Worthing



Asking Price  
£375,000  
Freehold

- Terraced Family Home
- Downstairs Bathroom
- En-Suite Shower Room
- Accessibility Lift
- Walk-In Wardrobe
- Four Bedrooms
- Bay-Fronted Lounge/Diner
- Low-Maintenance Garden
- EPC Rating - TBC
- Council Tax Band - B

We are delighted to offer to market this mid-terraced family home, ideally situated in this favoured East Worthing location close to local shops, the beach, schools, bus routes, and the mainline station nearby. The accommodation comprises an entrance hallway, a spacious bay-fronted lounge/diner, a kitchen/breakfast room, and a downstairs bathroom. Upstairs, over two floors, there are four bedrooms, one having an en-suite shower room and accessibility lift, and another having a walk-in wardrobe. Other benefits include a low-maintenance rear garden with a timber-built shed, an eaves storage area, an accessibility lift, and a winching system in the bathroom and en-suite.

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## Accommodation

### Front Garden

Patio area. Raised flower bed.

### Entrance Hallway

Front door and window. radiator. Picture rail. Understairs storage.

### Lounge/Diner 24'11" x 11'5" (7.60 x 3.49)

Double glazed bay window. Accessibility lift and winching system. Radiators.

### Kitchen/Breakfast Room 13'11" x 12'9" (4.25 x 3.91)

Double glazed door to rear garden. Wall, base and draw units. Porcelain one and a half bowl basin and drainer. Boiler. Four ring gas hob. Split level double oven. Space for fridge/freezer and washing machine. Doors to:

### Downstairs Bathroom

Winching system. Tiled walls. Double glazed frosted window. Wall mounted heated towel rail. Extractor fan.

### Landing

Sockets.

### Bedroom One 14'9" x 12'9" (4.50 x 3.90)

Double glazed bay window. Radiator. Accessibility lift and winching system. Door to:

### En-Suite Shower Room

Low level flush WC. Tiled walls. Wall mounted shower. Radiator. Basin.

### Bedroom Two 16'11" x 7'11" (5.17 x 2.43)

Triple aspect double glazed windows. Radiators. Walk-in wardrobes/dressing room space.

### Upper Landing

Radiator. Eaves storage. Double glazed window.

### Bedroom Three 13'1" x 9'0" (4.01 x 2.76)

Double glazed velux windows. Eaves storage. Radiator.

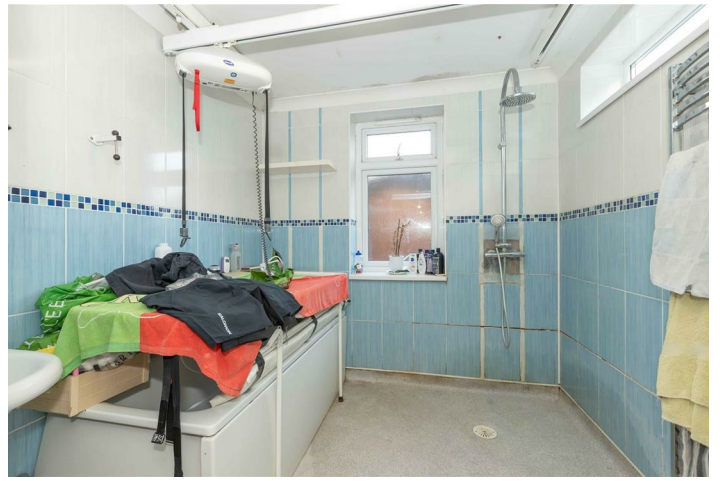
### Bedroom Four 8'2" x 7'1" (2.49 x 2.18)

Double glazed window. Radiator

### Garden

Laid to patio. Double gate to rear. Timber built shed.









# Floorplan



Total area: approx. 136.7 sq. metres (1471.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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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