



Offers In The Region Of
£525,000
Freehold

Thurlow Road, Worthing

- Period Style House
- Modern Kitchen
- Unique Bathroom
- Low-Maintenance Garden
- Three Double Bedrooms
- Formal Dining Room
- EPC Rating - E
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented and spacious period style family home ideally situated in this sought after location just east of Worthing town centre and has local shops, schools, parks, bus routes, the mainline station and the seafront all nearby. The versatile accommodation comprises a modern kitchen, a formal dining room, and a living room with a feature fireplace. Upstairs, over two floors, there's a reception room, three double bedrooms, and a family bathroom. Other benefits include a low-maintenance rear garden, a beautiful front garden, a recently installed boiler, and being fully rewired.

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Accommodation

Front Garden

Lawn area. Mature plants. Slate shingle area with log store. Pathway to front door. Front door to:

Entrance Porch

Brick built porch with double glazed window and composite front door. Stripped wood floor. Glass panelled door leading to:

Lounge 12'10" x 11'3" (3.92 x 3.44)

Double glazed sash window. Oak effect laminate flooring. Traditional style radiator. Fireplace with log burner and slate tiled hearth. Archway through to:

Diner 15'5" x 11'3" (4.70 x 3.44)

Oak effect laminate flooring. Wall mounted vertical radiator. Sash window, Traditional style radiator. Wall mounted Worcester thermostat. feature fireplace. Understairs storage cupboard.

Kitchen 13'1" x 7'11" (4.00 x 2.42)

Oak effect laminate flooring. Spotlights. Granite effect worktops. Tiled splashback. Soft closing base and drawer units, bin cupboard and larder cupboard. Spaces for washing machine, tumble dryer and fridge/freezer. Belling electric and gas Range oven with five ring gas hob and overhead extractor. Large Porcelain Blanco Butlers sink. Dual aspect double glazed windows and French doors to garden. Vertical radiator.

Bathroom

Spotlights. Part tiled walls. Heated towel rail and vertical towel rail. Wash hand basin with mixer tap set in a vanity unit. Low level bath with wall mounted controls, mixer tap and shower attachment. Low level flush WC. Double glazed frosted window. Worcester boiler and linen cupboard.

Bedroom One 12'10" x 11'3" (3.92 x 3.44)

Double glazed sash windows. Fitted wardrobes with hanging rails and shelving. Feature fireplace. Traditional style radiator.

Upper Landing

Lift access. Doors to bedroom two and three.

Bedroom Two 12'10" x 11'3" (3.92 x 3.44)

Double glazed window. Radiator. Feature fireplace.

Bedroom Three 12'9" x 11'3" (3.90 x 3.44)

Double glazed window. radiators. Feature fireplace. Fitted wardrobe with hanging rail and shelving.

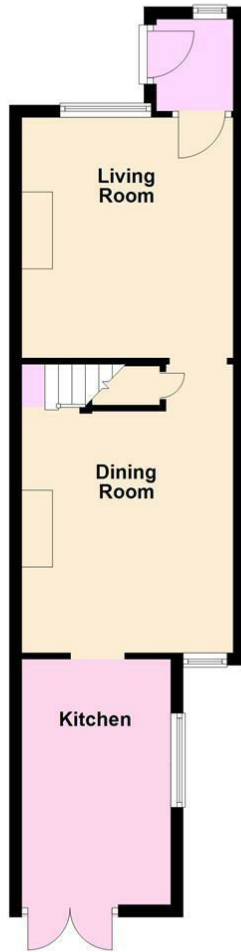
Rear Garden

Artificial lawn. Decked seating area. Wall lights.

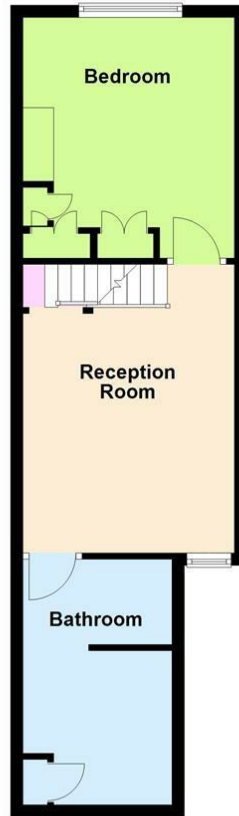


Floorplan

Ground Floor
Approx. 41.9 sq. metres (451.4 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.8 sq. feet)



Second Floor
Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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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