



Offers In Excess Of
£475,000
Freehold

West Buildings, Worthing

- Georgian Family Home
- Bay-Fronted Throughout
- Beautiful Shower Room & Bathroom
- Spacious Kitchen/Diner
- Beautiful Sea Views
- Two Double Bedrooms
- Split Over Four Floors
- Living Room With Feature Fireplace
- EPC Rating - D
- Council Tax Band - C

We are delighted to offer to the market this beautifully presented Georgian fronted family home ideally situated just yards from the popular Worthing beach with town centre shops, schools, parks, restaurants, bus routes, and the mainline station nearby. The versatile accommodation, which is spread over four floors, comprises a spacious kitchen/diner, a bay-fronted living room with a feature fireplace, and two double bedrooms split over two floors with a shower room and bathroom. Other benefits include a balcony off of the top bedroom having fantastic sea views and a courtyard garden.

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Accommodation

Double glazed door into:

Living Room 20'8" x 11'3" (6.30 x 3.43)

Double glazed bay window to front enjoying views over the beach and out to sea. Stripped wood flooring throughout. Feature fireplace with wood burner insert. Two decorative radiators. Double glazed window overlooking the rear. Feature exposed beam. Stairs leading up and down. Decorative wall lights. Door into:

Separate WC

Two frosted windows to side aspect. Victorian style WC and feature wall mounted wash hand basin with chrome mixer tap and tiled surround. Extractor fan. Wall mounted heated towel rail. Spotlights.

Stairs leading down to lower level:

Kitchen/Diner 20'8" x 11'3" (6.30 x 3.43)

Double glazed bay window to front with built-in window seat. Tiled floor throughout. Butcher sink inset to solid oak work surfaces with designer mixer tap. Matching range of wall and base units. Space and plumbing for cooker with four ring gas hob, fridge/freezer, washing machine, and dishwasher. Wall mounted cupboard enclosed boiler. Extended breakfast bar area. Space for formal dining table and chairs. Exposed brick chimney with recess shelves. Feature exposed beamed ceiling. Decorative radiators. Part tiled walls. Full length double glazed window overlooking the rear courtyard and double glazed door leading out.

First Floor Landing

Stairs leading up. Door into:

Bedroom Two 12'5" x 11'3" (3.81 x 3.43)

Double glazed bay window to front enjoying stunning sea views. Fitted wardrobes with hanging space and shelving. Decorative radiator. Coved and skimmed ceiling.

Shower Room

Double glazed frosted window to rear. Low level flush WC inset to vanity unit with wash hand basin with a designer mixer tap and cupboard below. Walk-in glass shower enclosure with floating head. Designer wall mounted heated towel rail. Part tiled walls. Extractor fan and attractive wall mounted lights.

Second Floor Landing

Loft hatch. Door into:

Bedroom One 11'3" x 11'1" (3.43 x 3.40)

Double glazed window and door opening out onto a rail enclosed balcony with space for table and chairs enjoying beautiful views over the beach and out to sea. Space for wardrobes. Decorative radiator. Two decorative wall lights.

Bathroom

Double glazed frosted window to rear. Tiled effect flooring. Low level flush WC inset to vanity unit with wash hand basin with designer mixer tap. Stand alone bath with chrome stand up mixer tap and shower attachment. Part tiled walls. Decorative light.

Courtyard Garden

Attractively designed and wall enclosed west facing garden enjoying the sun throughout the evening and having a gate providing rear access.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

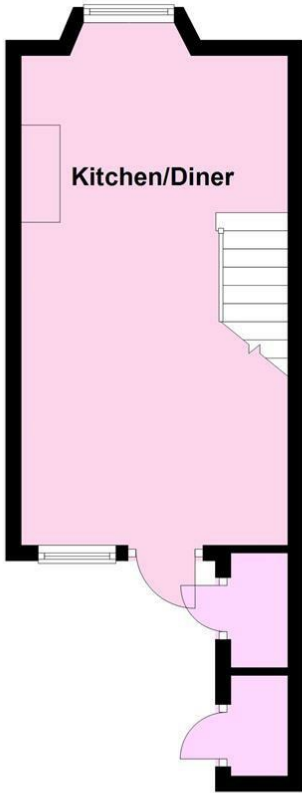
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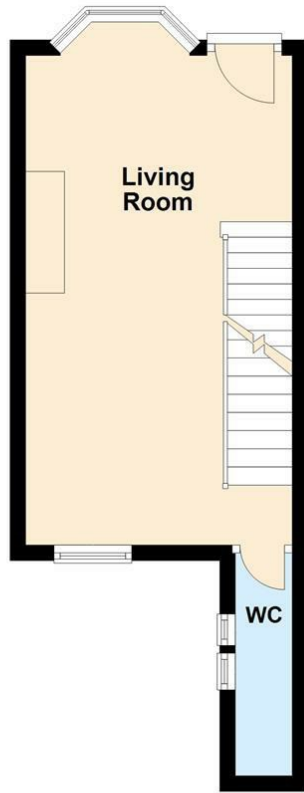


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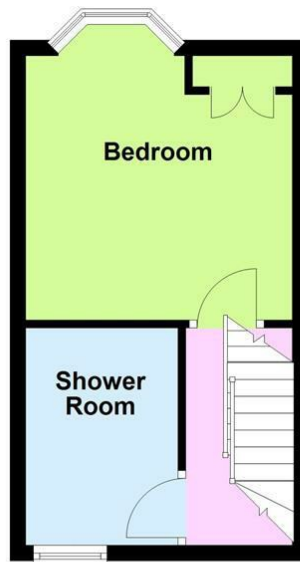
Lower Ground Floor
Approx. 24.4 sq. metres (262.3 sq. feet)



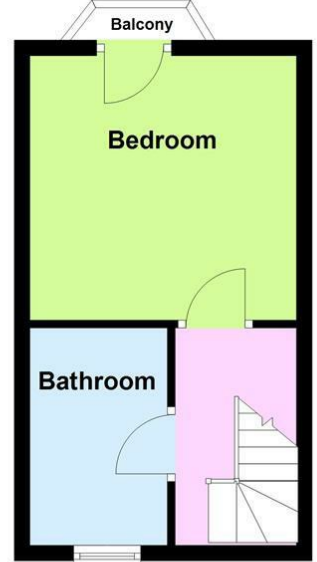
Ground Floor
Approx. 24.0 sq. metres (258.1 sq. feet)



First Floor
Approx. 21.8 sq. metres (234.3 sq. feet)



Second Floor
Approx. 21.6 sq. metres (232.7 sq. feet)



Total area: approx. 91.7 sq. metres (987.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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	

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.