



## Leighton Avenue, Worthing

Offers Over  
**£525,000**  
Freehold

- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Spacious Kitchen/Dining Room
- Walk-In Wardrobe
- Ample Off-Road Parking
- CHAIN FREE
- EPC Rating - C
- Garage & Utility Room (Potential to extend STNP)
- Council Tax Band - D

We are delighted to offer to market this well-presented semi-detached family home ideally situated in this favoured Broadwater location close to local shops, schools, parks, bus routes, and having easy access to both the A27 & A24 nearby. Accommodation comprises an entrance porch, an entrance hallway, a downstairs WC, a bay-fronted living room, and an open-plan kitchen/dining room. Upstairs, there are three bedrooms, with the master having a walk-in wardrobe, and a family bathroom. Other benefits include a good-sized rear garden, off-road parking for multiple vehicles, a lean-to area, a separate utility room, and a garage.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Front Garden

Off-road parking. Mature trees and bushes. Door to:

### Entrance Porch

Glass panelled door and window. Door to:

### Entrance Hallway

Double glazed window. Spotlights. Radiator. Understairs storage. Storage cupboard. Wall mounted thermostat.

### Separate WC

Low level flush WC. Pedestal wash hand basin.

### Living Room 17'7" x 14'7" (5.37 x 4.47)

Radiator. Spotlights. Dual aspect double glazed window and bay window. Gas fire with surround.

### Kitchen/Diner 17'10" x 10'6" (5.46 x 3.22)

Radiator. Wall, base and drawer units. Integrated AEG split level oven. Four ring electric hob with overhead extractor. Tiled splashback. Basin and drainer. Dual aspect double glazed window and French doors leading to a south facing wrap-around garden. Double glazed door to:

### Lean-To

Outside tap. Door to garage. Door to:

### Utility Room

Base and wall units. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Down lights.

### Landing

Spotlights. Loft hatch leading to a boarded and insulated loft space. Double glazed window. linen cupboard.

### Bedroom One 13'3" x 10'4" (4.06 x 3.17)

Stripped wood door. Dual aspect double glazed windows with fitted shutters. Vaulted ceiling with exposed timber beams. Traditional style radiator. Walk-in wardrobe/dressing room with spotlights.

### Bedroom Two 11'7" x 10'6" (3.55 x 3.21)

Radiator. Double glazed window with fitted shutters. Spotlights. Stripped wood door.

### Bedroom Three 9'5" x 6'10" (2.89 x 2.09)

Stripped wood door. Spotlights. Radiator. Double glazed window with fitted shutters.

### Bathroom 6'3" x 5'6" (1.91 x 1.69)

Vaulted ceiling with exposed timber beams. Part tiled walls/tiled floor with under floor heating. Wall hung basin and vanity unit. Low level flush WC. Stripped wood door. Traditional style radiator. Frosted double glazed window. Bath with glass screen, wall mounted shower controls, shower attachment, and rainfall shower head.

### Garden

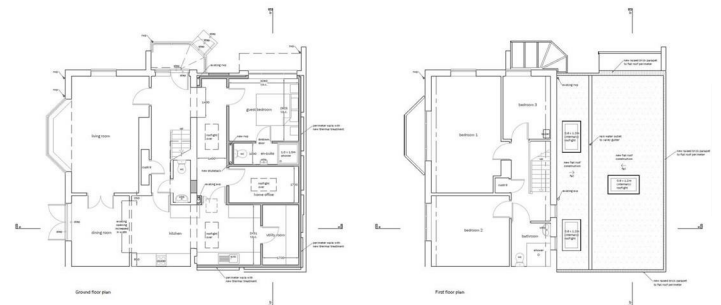
Seating area. Lawn with mature trees and bushes.

### Garage

Up and over door.

### Agent Notes

Planning permission has been granted for an extension as shown by the attached image. Structural calculations and an architect design are all in place with works ready to go ahead as soon as wanted for the next buyer. Please don't hesitate to contact us to gain any further information.

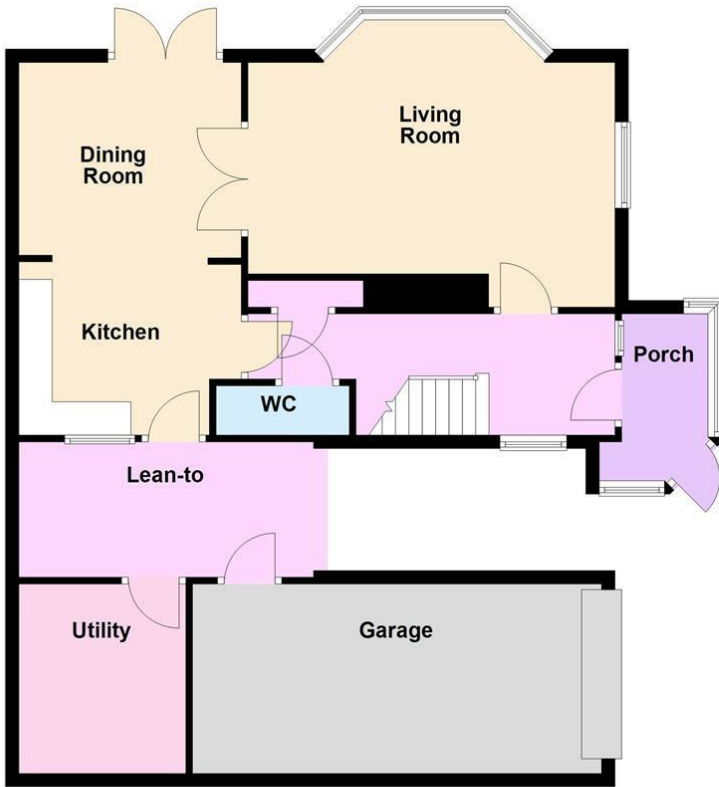




# Floorplan

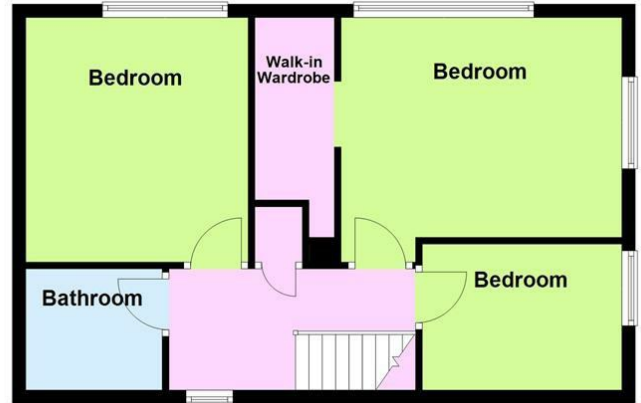
## Ground Floor

Approx. 88.5 sq. metres (953.0 sq. feet)



## First Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 138.4 sq. metres (1489.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>		<b>69</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.

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

T: 01903 331247 E: info@roberluff.co.uk

www.roberluff.co.uk