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Description

We are delighted to offer to the market this beautifully presented, five bedroom detached house situated in a sought after school catchment area, close to shops, transport links, Worthing town centre and the seafront. This property features a spacious entrance hallway, five double bedrooms, a large lounge with log burner, and a kitchen/dining area with utility room. There are four bathrooms, including a shower room on the ground floor and a family bathroom and two ensuites. The garage is equipped with power, lighting, its own fuse board, and houses the gas boiler. Outside, the south facing garden includes a fully insulated summer house/studio with power and lighting, as well as a solid timber shed, both with their own fuse boards. The house is very nicely decorated and in great condition inside and out, with lovely character and large windows. The property also benefits from off road parking.



Key Features

- Detached Family Home
- Four Bathrooms
- Garage
- South Facing Rear Garden
- EPC Rating - TBC
- Five Bedrooms
- Utility Room
- Off Road Parking
- Summer House/Studio
- Council Tax Band F



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Front of Property

Off road parking alongside lawn area with mature bushes and tree.

Garage

With gas boiler, fuse board, shelving, lighting and power.

Double Glazed Front Door

With double windows leading to:

Hallway

With solid oak flooring, two radiators, coving, understairs storage cupboard, stairway to first floor.

Living Room

5.92 x 4.05 (max) (19'5" x 13'3" (max))

Solid oak flooring, radiator, coving, fitted recessed storage and shelving units, large double glazed rounded bay windows with double glazed door to rear garden, marble fire surround and hearth, housing log burner.

Kitchen/Dining Room

9.66 (max) x 3.36 (31'8" (max) x 11'0")

Solid oak flooring, radiator, coving, large double glazed rounded bay windows and double glazed door leading to rear garden, spotlights, double glazed windows and double glazed door to side access, soft cladding wall base and drawer units, space for fridge/freezer, integrated dishwasher, breakfast

bar area, space for Range style oven, overhead extractor, tiled splashbacks, large basin and drainer with multifunctional taps, door to:

Utility Room

2.97m x 2.41m (9'9" x 7'11")

With wall and base units, basin and drainer, worktops, tiled splashbacks, radiator, space for white goods, double glazed windows and door leading round to hallway.

Shower Room

With heated towel rail, linen cupboard with shelving, WC, pedestal basin, tiled splashback, extractor fan, corner shower with wall mounted shower and controls, double glazed frosted window.

Master Bedroom

5.92 (to bay) x 4.05 (19'5" (to bay) x 13'3")

With radiator, large double glazed rounded bay windows, door to:

Ensuite

With large wall mounted heated towel rail, wall hung basin vanity unit, WC, large shower cubicle with rainfall shower and attachment and wall mounted controls, tiled flooring with underfloor heating, double glazed frosted window, spotlights and extractor fan.

Bedroom Two

5.36 (to bay) x 3.35 (17'7" (to bay) x 10'11")

With radiator and large double glazed rounded bay windows.

Bedroom Three

3.97 x 2.96 (13'0" x 9'8")

Radiator and large double glazed wrap around corner window.

Bedroom Four/Study

2.95 x 2.39 (9'8" x 7'10")

Radiator and double glazed wrap around corner window.

Family Bathroom

With wall mounted heated towel rail, wall mounted pedestal basin, WC, bath with wall mounted shower, controls and shower screen, tiled flooring and double glazed frosted window

First Floor Landing

With radiator and double glazed window.

Second Floor Landing

Door to eaves storage.

Bedroom Five

5.22m (max) x 4.16m (17'1" (max) x 13'7")

Dual aspect double glazed Velux windows with integrated blinds, eaves storage and door to:

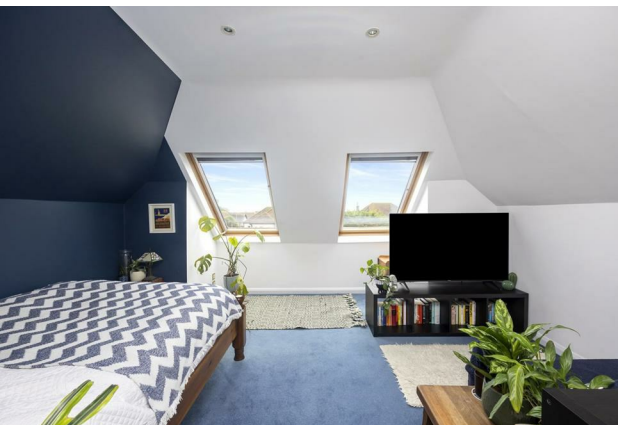
Ensuite

With shower cubicle, WC, wall mounted basin and double glazed Velux window.

Rear Garden

South facing with dual side access, patio area leading down to lawn with pathway to insulated, timber framed summer house/studio with dual aspect windows, french doors, laminate flooring, lighting and power with own fuse board. Further space for hot tub, outdoor remote controlled lighting, outside tap, outside power points, borders with mature trees and bushes, archway leading to patio area and timber built shed with power and lighting and own fuse board, shelving and windows.

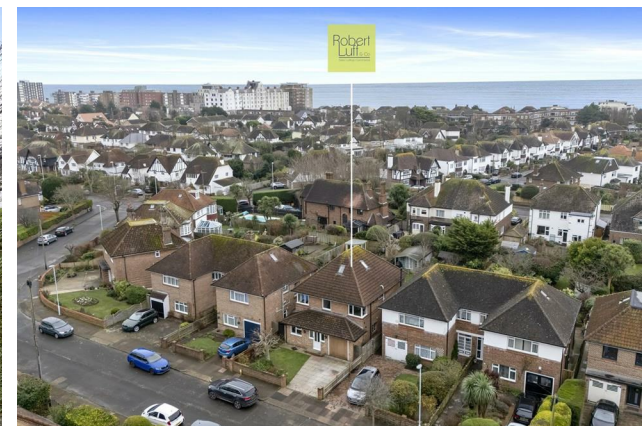




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Floor Plan Hailsham Road

Hailsham Road



Approximate Gross Internal Area (Excluding Outbuilding) = 19641 sq m / 2114.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

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