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Description

We are delighted to offer to the market this spacious and beautifully presented detached family home, ideally situated in this favoured Worthing location within walking distances to the popular Worthing promenade and seafront and close to local shops, schools, parks, bus routes, the mainline station, and Worthing town centre. This exquisite property comprises a spacious and modern kitchen/breakfast room, a large formal bay-fronted living room with feature fireplace, a dual aspect sitting room, a utility room, and a spacious double glazed southerly aspect conservatory. Upstairs, there are four double bedrooms, with two being bay-fronted, a further single bedroom and a stunning family bathroom. Other benefits include a garage with power and lighting, a beautifully enclosed, landscaped south facing rear garden that enjoys the sun all day, and ample off-road parking to the front.



Key Features

- Detached Family Home
- Modern Spacious Kitchen
- Double Glazed Conservatory
- Garage/Utility Room
- Ample Off-Road Parking
- Five Bedrooms
- Bay-Fronted Living Room
- South Facing Rear Garden
- Council Tax Band - F
- EPC Rating - D



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Entrance Hall

Door to front with stained glass windows, area for coat and shoes, radiator and understairs cupboard.

Formal Living Room

5.68 x 3.99 (18'7" x 13'1")

Double glazed leaded light bay window to front, radiator, gas fireplace and tv point.

Sitting Room

5.98 x 4.52 (19'7" x 14'9")

Two radiators, feature open fireplace, two feature stained glass windows, tv point and double opening doors to:

Conservatory

3.94 x 3.94 (12'11" x 12'11")

Double glazed windows to rear and side, radiator, glass pitched roof and double glazed doors to garden.

Kitchen/Breakfast Room

4.32 x 3.82 (14'2" x 12'6")

Double aspect, double glazed leaded light windows to rear and side, double glazed door to side access, radiator, fitted kitchen with range of wall and base units, one and half bowl Franke sink and drainer, integrated NEF five ring gas hob, Smeg cooker hood, integrated NEF electric double oven, space for American style fridge/freezer, integrated Bosch dishwasher and phone point.

Downstairs WC

Double glazed frosted leaded light window to side, low level WC, wall mounted wash hand basin, tiled splash back and towel rail.

Utility Room

3.48 x 2.73 (11'5" x 8'11")

Double glazed leaded light window to side, butler sink, space for washing machine and tumble dryer, radiator, wall mounted central heating boiler and power and light.

Landing

Stained glass window to side, radiator, large airing cupboard and access to part boarded, insulated loft with ladder.

Bedroom One

4.64 x 4.11 (15'2" x 13'5")

Double glazed leaded light window to rear, radiator and tv point.

Bedroom Two

4.34 x 3.84 (14'2" x 12'7")

Double glazed leaded light window to rear and radiator.

Bedroom Three

4.47 x 4.08 (14'7" x 13'4")

Double aspect double glazed leaded light window to side and bay to front and radiator.

Bedroom Four

4.32 x 2.42 (14'2" x 7'11")

Double glazed leaded light half bay window to front and radiator.

Bedroom Five

3.10 x 2.41 (10'2" x 7'10")

Double glazed leaded light window to side, phone point and radiator.

Bathroom

Double glazed frosted window to side, part tiled walls, radiator, towel rail, low level WC, shower cubicle, claw foot bath, single pedestal wash hand basin, shower cubicle and shaver point.

Rear Garden

South facing, wall enclosed garden, laid to lawn and decked area and gated side access to both sides.

Driveway

Parking for multiple vehicles.

Garage

2.73 x 1.01 (8'11" x 3'3")

Half garage size, used for storage, double opening doors, power and light.



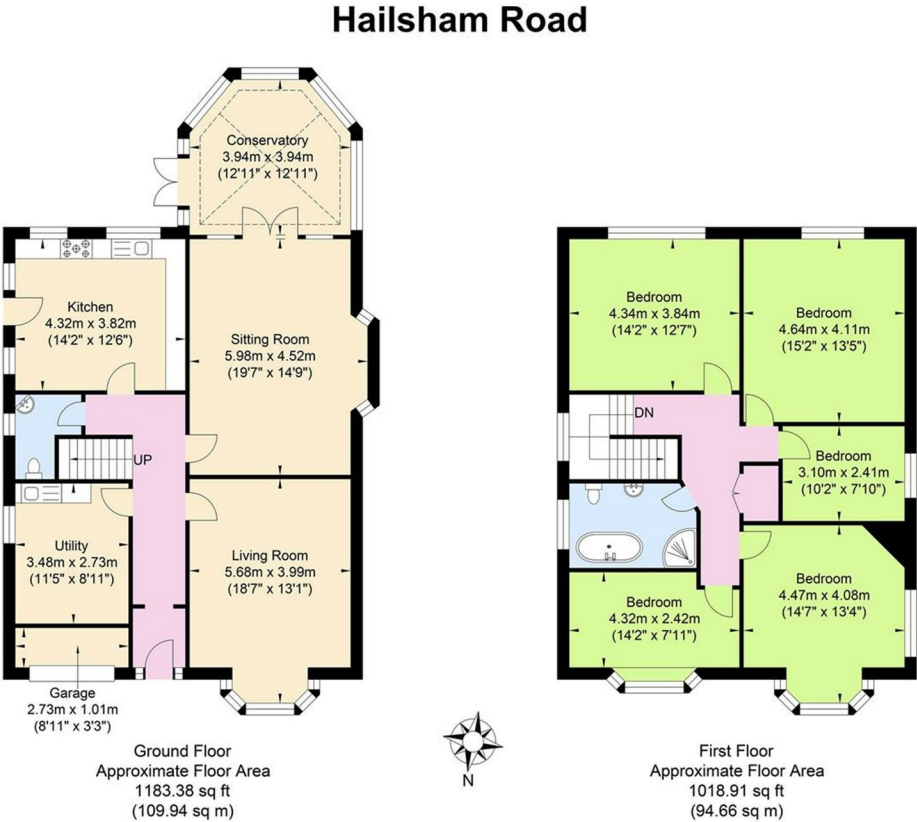


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Floor Plan Hailsham Road



Approximate Gross Internal Area (Including Garage) = 204.6 sq m / 2202.29 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		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.