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2



E



Description

We are delighted to offer to the market this well presented terraced family home, ideally situated in this popular West Worthing location, just moments from the mainline station and within easy reach of local shops, parks, schools, and bus routes.

Accommodation comprises a living room with feature fireplace, a formal dining room, a kitchen, a utility room and separate WC. Upstairs, there are two double bedrooms, including one with an en-suite bathroom. Additional benefits include a low maintenance south facing garden, a newly installed water boiler, modern app controlled electric heating, new double glazing, and a full electrical rewire.



Key Features

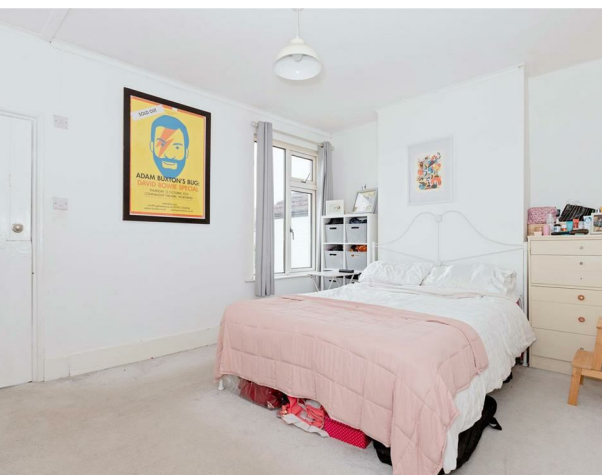
- Terraced Family Home
- En-Suite Bathroom
- Living Room With Feature Fireplace
- Popular West Worthing Location
- EPC Rating - E
- Two Double Bedrooms
- Updated Kitchen
- Formal Dining Room
- South Facing Rear Garden
- Council Tax Band - B



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Composite front door with step down into:

Lounge

3.89 x 3.30 (12'9" x 10'9")

Stripped wood floorboards, decorative coving, large double glazed window to front, attractive open fireplace with surround and hearth, wall mounted electric heater.

Dining/Breakfast Room

3.86 x 3.73 (12'7" x 12'2")

Attractive stripped wood flooring, double glazed window to rear, decorative coving, convenient under stairs storage, and a wall mounted electric heater. Stairs leading to first floor.

Kitchen

2.90 x 2.21 (9'6" x 7'3")

Tiled floor, solid oak worktops, a range of wall, base, and drawer units, space for under counter fridge, space for under counter freezer, integrated Hotpoint split level oven, integrated Hoover electric hob with overhead extractor, ceramic one and a half bowl sink and drainer with multifunctional mixer tap, tiled splashback, double glazed window and door providing access to the rear south facing garden, and door leading to:

Utility Room

Double glazed window to front, fitted wall units for additional storage, power and plumbing for white goods, and door leading to:

Ground Floor WC

Low level flush WC, wash hand basin, frosted double glazed window for privacy.

Stairs to:

Landing

With loft access.

Bedroom One

3.61 x 3.30 (11'10" x 10'9")

Double glazed window to front, built in storage cupboards, and a wall mounted electric heater.

Bedroom Two

3.82 x 2.92 (12'6" x 9'6")

Double glazed window to rear and a wall mounted electric heater.

Bathroom

Corner bath featuring a shower attachment and curtain, wash hand basin with pedestal, low level flush WC, storage cupboard housing the water tank and shelving, heated towel rail, double glazed frosted window, shaver point, part tiled walls, and an extractor fan.

South Facing Rear Garden

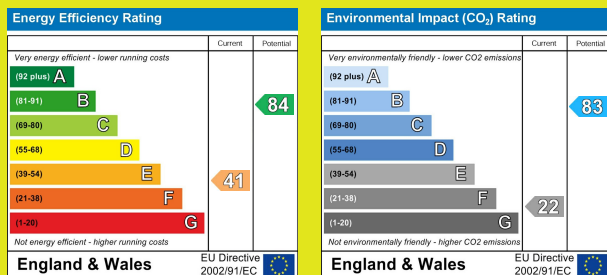
Low maintenance and wall enclosed, featuring a timber built shed and mature shrubs.

Front Garden

Paved patio, pathway, and mature shrubs.



Floor Plan Becket Road



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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