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E



Description

We are delighted to offer to the market this four bedroom, substantial semi-detached Edwardian house, situated in a sought after central location of Worthing, within walking distance to shops, restaurants, seafront, promenade, bus routes and mainline station. Accommodation comprises two reception rooms, spacious open plan kitchen/diner, four bedrooms all with a wide range of period features. Other benefits include private rear garden, gas fired central heating, off road parking and is chain free.

Key Features

- Semi Detached Edwardian House
- Period Features
- No Chain
- Private Rear Garden
- Potential to extend into the loft
- Four Bedrooms & Two Reception Rooms
- Less than 500m to the beach
- Gas Fired Central Heating
- Off Road Parking
- Council Tax Band: D | EPC Rating: E



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

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Entrance Vestibule

With attractive stained glass front door with period style tiled floor and further stained glass internal door leading to:

Entrance Hall

With exposed flooring, radiator, dado rail and part wood panelled walls. Door to:

Lounge

**3.80 x 4.86 (max into bay)
(12'5" x 15'11" (max into bay))**

With double glazed bay window to front with southerly aspect, decorative coving, radiator, wooden fire surround with cast iron insert and tiling.

Dining Room

4.44 x 3 (14'6" x 9'10")

With radiator, attractive stained glass windows to side, sash cord windows giving a view to rear garden, wooden fire surround, cast iron insert with attractive tiling and tiled hearth and dimmer switch. Throughway to:

Open Plan Kitchen/Diner

6.60 x 3.31 (21'7" x 10'10")

Three sash cord windows, attractive butler sink with mixer tap, space and plumbing for dishwasher, space for fridge/freezer, contemporary style vertically mounted radiator, space and plumbing for gas cooker, attractive period style bar radiator, glazed door to:

Utility Area

With attractive part panelled walls and hanging space, vertically mounted bar radiator, downlighters and door to:

Cloak Room

With concealed cistern, low flush WC, basin with mixer tap with vanity storage under, part wood panelled walls, frosted single glazed window, cupboard enclosed combination boiler, extractor fan. Double opening glazed french doors to the rear garden.

Period stairs to:

Spacious Split Level Landing

Period style storage cupboard and loft hatch with access to loft space which has potential to extend into and is already bathed in natural light from a period window.

Bedroom One

4.8 x 4.78 (15'8" x 15'8")

With double glazed southerly aspect bay window, further double glazed window, picture rail and cast iron fireplace.

Bedroom Two

3.5 x 2.96 (11'5" x 9'8")

Double bedroom with picture rail, radiator, double glazed window, feature cast iron fire surround and dimmer switch.

Bedroom Three

3.18 x 3.15 (10'5" x 10'4")

Double bedroom with part panel walls, cast iron fire surround, radiator and storage cupboard with hanging.

Bedroom Four/Office

2.57 x 2.34 (8'5" x 7'8")

With two sash windows and radiator.

Bathroom

With wet room/shower area, curtain rail and fitted shower, period style pedestal basin with tiled splashbacks, WC, sash cord window, extractor fan, radiator and attractive metro brick tiling.

Outside**Rear Garden**

With lawn area, a range of mature

trees and shrubs, wall and fenced enclosed, gravel area and flagstone patio area, timber built shed, useful side return area with outside tap and pathway through to side gate to front.

Front Garden

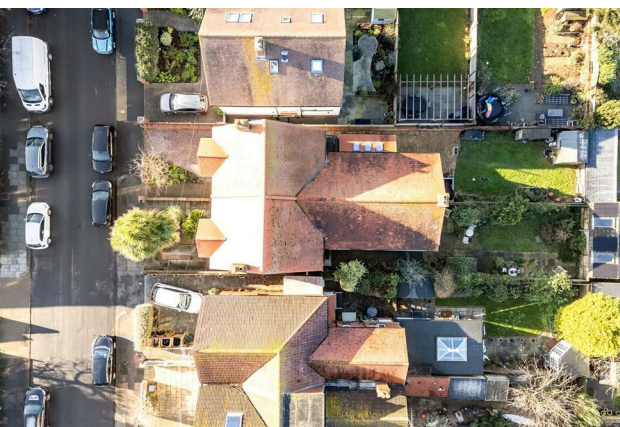
With Mediterranean style garden with palm trees and off road parking.



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Floor Plan Rowlands Road

Rowlands Road



Ground Floor
Approximate Floor Area
694.48 sq ft
(64.52 sq m)



First Floor
Approximate Floor Area
714.72 sq ft
(66.40 sq m)

Approximate Gross Internal Area = 130.92 sq m / 1409.20 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					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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.

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