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## Description

We are delighted to offer to the market this beautiful four bedroom end of terrace period family home situated in this desirable Worthing location close to shops, parks, Splashpoint leisure centre, Worthing hospital, bus routes, mainline station and the seafront. This spacious accommodation offers kitchen/breakfast room, lounge/dining room, downstairs WC, four bedrooms and family bathroom.

## Key Features

- End Of Terrace Family Home
- Downstairs WC
- West Facing Rear Garden
- Council Tax Band D
- Four Bedrooms
- Bay Fronted Lounge/Dining Room
- Close to Seafront
- EPC Rating - D







Period front door with frosted glass inserts to:

#### Hallway

With radiator, decorative coving, corbels, solid oak wood flooring, electric meter cupboard housing consumer unit, under stairs storage cupboard with courtesy light.

#### Cloakroom

With low flush WC, fitted corner basin with mixer tap set in vanity unit, Worcester boiler, downlighters, coving and heated towel rail.

#### Lounge/Dining Room

**8.4 x 3.78 (max to recess) narrowing to 3.14 (27'6" x 12'4" (max to recess) narrowing to 10'3")**

With double glazed sash style bay window to front, radiator, exposed strip wood flooring, attractive strip wood fire surround with cast iron insert and decorative tiling, decorative coving, further fireplace with strip wood fire surround with built in mirror and cast iron insert with tiling, radiators and double glazed french doors leading to rear garden with built in blinds.

#### Kitchen/Breakfast

**7.11 x 3.10 (23'3" x 10'2")**

With a range of high gloss base and wall units, wood effect working surfaces incorporating a one and half bowl sink with mixer taps and a two seater breakfast bar, space and plumbing for dishwasher and washing machine, Rangemaster cooker and a Rangemaster extractor

hood, American style fridge freezer, slim line wine cooler and built in wine rack, brick effect tiled splash backs, heated towel rail, tiled floor, downlighters and step down into:

#### Breakfast Area

With space for table, wood effect laid flooring, two double glazed southerly aspect windows, double glazed french doors leading to rear garden, feature exposed brick wall with flamed effect electric contemporary fire.

Stairs to:

#### First Floor Landing

With radiator, loft hatch, corbels, coving and storage cupboard with slatted shelves and light.

#### Bedroom One

**5 x 4.60 (max into bay) (16'4" x 15'1" (max into bay))**

Double glazed bay sash style windows with sea views, further double glazed sash style window, laid wood flooring, radiator, fitted wardrobes giving a large amount of hanging and storage space.

#### Bedroom Two

**3.77 x 3.21 (12'4" x 10'6")**

Laminate laid wood flooring, picture rail, coving, radiator, double glazed window and dimmer switch.

#### Bedroom Three

**3.51 x 3.16 (11'6" x 10'4")**

Double glazed bay window with westerly aspect to rear, coving, radiator and exposed wood flooring.



**Bedroom Four**

**2.42 x 2.13 (7'11" x 6'11")**

Double glazed window, coving and radiator.

**Bathroom**

With attractive rolled top claw foot bath, telephone style mixer taps with shower attachment, basin set in vanity unit with mixer tap, low flush WC, fitted shower cubicle with fitted shower and sliding door, metro brick part tiled walls, double glazed window, heated towel rail and storage cupboard with shelves.

**Outside**

Off road parking to front of property.

**Rear Garden**

Westerly aspect with raised decking area, enclosed flower bed planters, a wide range of trees and shrubs including an olive tree, timber built shed, checkered period style path to side area, electric point and tap.

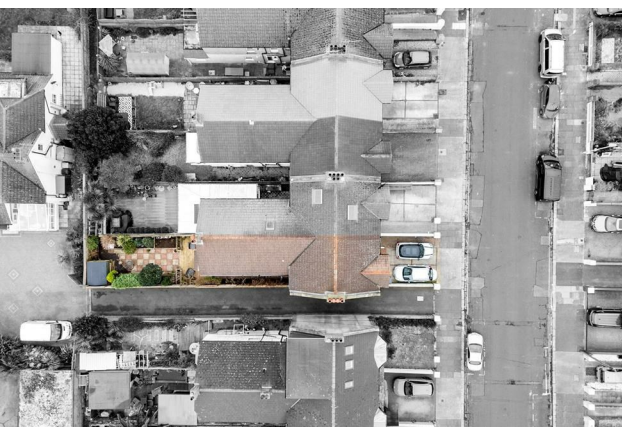


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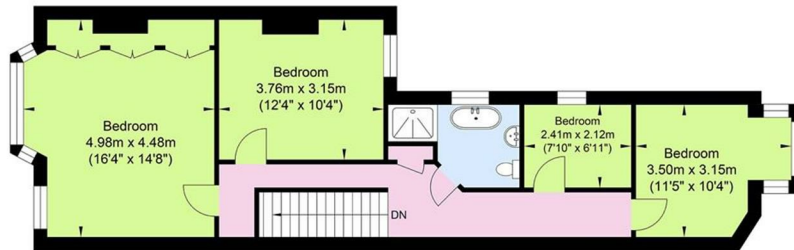
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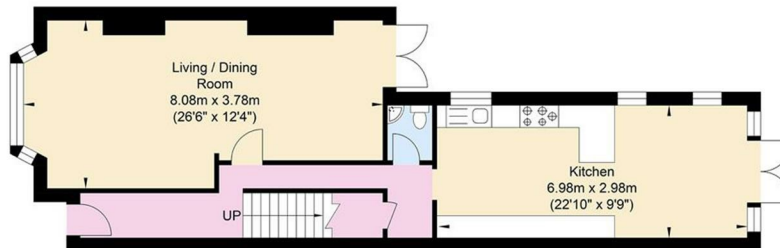


## Floor Plan Navarino Road

### Navarino Road



First Floor  
Approximate Floor Area  
686.73 sq ft  
(63.80 sq m)

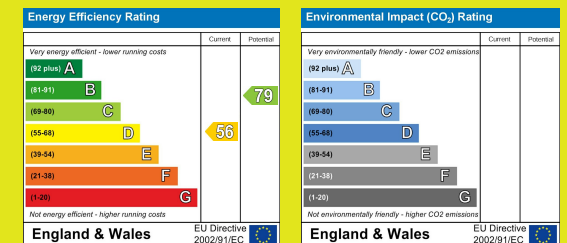


Ground Floor  
Approximate Floor Area  
663.48 sq ft  
(61.64 sq m)



Approximate Gross Internal Area = 125.44 sq m / 1350.21 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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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