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## Description

We are delighted to offer to the market this three bedroom mid-terraced home ideally located in central Worthing close to schools, parks, bus routes, the mainline station, Worthing hospital and town centre shops including Waitrose and Morrisons supermarkets nearby.

Accommodation offers kitchen with utility area, open plan lounge/dining room, downstairs bathroom and separate WC and three bedrooms. The property also benefits from double glazing, gas fired central heating and rear courtyard garden.

## Key Features

- Mid-Terraced House
- Close to Town Centre
- Downstairs WC
- Gas Fired Central Heating
- Council Tax Band A
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Courtyard Garden
- EPC Rating - TBC



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### Front Door

uPVC front door to:

### Hallway

With uPVC double glazed frosted window, radiator, laid wood effect flooring and throughway to:

### Lounge/Dining Room

**7.47 x 3.30 (24'6" x 10'9")**

With south facing double glazed window, further double glazed window, shelved recesses, laid wood effect flooring to dining room, carpeted in lounge, two radiators, coving, cupboard housing electric meter, under stairs storage cupboard with gas meter and stairs to first floor landing. Door to:

### Kitchen

**2.95 x 2.27 (9'8" x 7'5")**

With a range of wood fronted base and wall units, roll top working surfaces incorporating a one and half bowl sink with mixer tap, electric oven, four ring hob with extractor fan over, tiled splashbacks, downlighters, space and plumbing for dishwasher, double glazed window and double glazed door to rear garden. Door to:

### Bathroom

With panel enclosed bath with mixer tap and shower attachment, radiator, space and

plumbing for washing machine, pedestal wash hand basin, frosted double glazed window, tiled splashbacks, airing cupboard, through way to:

### Outer Lobby/Utility Area

With space for appliances, frosted windows, door to rear garden and door to:

### Downstairs WC

With low level flush WC, tiled walls and window.

### First Floor Landing

With loft hatch.

### Bedroom One

**4.31 x 3.65 (14'1" x 11'11")**

With coving, radiator, double glazed window, shelved recess and hanging rail.

### Bedroom Two

**3.72 x 2.88 (12'2" x 9'5")**

With radiator, double glazed window with view to rear, coving, shelved and hanging recess and laid wood effect flooring.

### Bedroom Three

**3.05 x 2.24 (10'0" x 7'4")**

With dual aspect double glazed window and wall mounted Vaillant boiler.

### Outside

### Rear Courtyard Garden

Wall enclosed with gate for rear access.





## Floor Plan Newland Road



Total area: approx. 88.2 sq. metres (949.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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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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