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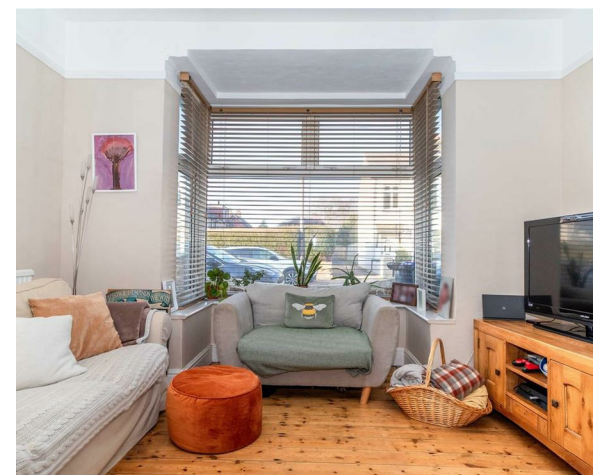
## Description

We are delighted to offer to the market this well presented character filled end of terrace family home ideally situated in this favoured West Worthing location with local shops, schools, parks, bus routes and the mainline station all nearby.

Accommodation offers entrance hall, living room with feature fireplace and open plan kitchen/breakfast room to the back with separate utility room. Upstairs over two floors are four good size bedrooms, family bathroom and en suite shower room to the master. Other benefits include double glazing, gas fired central heating and a landscaped enclosed south facing rear garden.

## Key Features

- End of Terrace Family Home
- Open Plan Kitchen/Breakfast Room
- En Suite Shower Room
- Gas Fired Central Heating
- EPC Rating TBC
- Four Bedrooms
- Utility Room
- South Facing Rear Garden
- Double Glazing
- Council Tax Band C

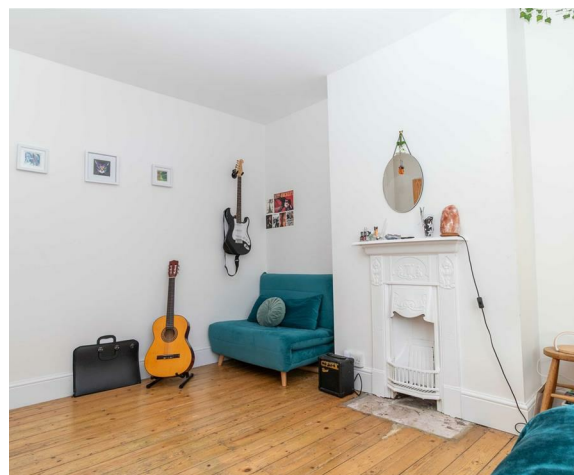
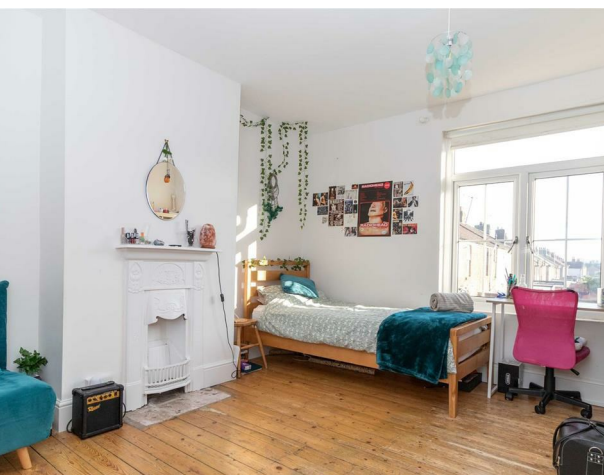


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Part glazed leaded light door leading into:

### Entrance Hall

Stripped wooden floorboards throughout, cupboard enclosed meter, radiator, dado rail, stairs leading to upstairs landing, wall mounted hanging space, wall mounted thermostat, under stairs storage cupboard housing meters and Worcester combi boiler, skimmed ceiling, door leading into:

### Living Room

**4.92 (max) x 3.54 (16'1" (max) x 11'7")**

Double glazed bay window to front aspect, stripped wooden floorboards throughout, beautiful cast iron fireplace with tiled hearth, tv point, telephone point, radiator, picture rail and textured ceiling.

### Kitchen/Breakfast Room

**5.14 x 4.00 (max) (16'10" x 13'1" (max))**

Double glazed window to rear overlooking the garden, one and a half stainless steel sink unit inset to marble effect roll top work surface with chrome mixer tap and drainer, matching range of wall and base units with built in eye level double oven, five ring gas hob and stainless steel extractor above, integrated fridge and dishwasher, space for

free standing fridge/freezer, feature fireplace with wooden surround, tiled floor throughout, part tiled walls, double glazed patio doors opening out and leading to the garden and double opening doors leading into:

### Utility Room

Double glazed windows to side aspect, tiled floor, power and light, space and plumbing for washing machine and tumble dryer.

### First Floor Landing

Double glazed window to side aspect, stairs leading to second floor landing, skimmed ceiling, door into:

### Bedroom Two

**3.97 x 3.36 (13'0" x 11'0")**

Double glazed leaded light window to rear facing south with an open view across the gardens, stripped wooden floorboards throughout, original cast iron fireplace, space for wardrobes and skimmed ceiling.

### Bedroom Three

**3.97 x 3.36 (8'7" x 6'10")**

Two double glazed windows to front aspect, painted wooden floorboards, beautiful original cast iron fireplace, radiator, space for wardrobes, coved and textured ceilings.



**Bedroom Four**  
**2.63 x 2.10 (8'7" x 6'10")**

Double glazed window to front aspect, radiator, space for wardrobes and skimmed ceiling.

**Family Bathroom**

Double glazed frosted window to rear aspect, panel enclosed bath with chrome mixer tap and main shower above with curtain, wall mounted heated chrome towel rail, low level flush WC, pedestal wash hand basin with matching chrome mixer tap, part tiled walls with mirror inner, coved and skimmed ceiling.

**Second Floor Landing**

Skimmed ceiling and door into:

**Bedroom One**

Two double glazed Velux windows to front enjoying beautiful views across the South Downs, oak effect flooring throughout, radiator, tv point, space for wardrobes, built in eaves storage cupboards, double glazed leaded light window to rear again enjoying southerly views across the gardens towards the church, skimmed ceiling with spotlights and door leading into:

**En Suite Shower Room**

Double glazed frosted window

to rear aspect, oak wood effect flooring throughout, walk in glass shower enclosure with mains chrome shower, low level flush WC, pedestal wash hand basin with chrome mixer tap, tiled splashback, wall mounted chrome heated towel rail, part tiled walls, extractor fan, skimmed ceiling and spotlights.

**Rear Garden**

South facing completely enclosed with attractive patio coming off the back of the house, ideal space for entertaining and table and chairs. Being mainly laid to artificial grass for ease of maintenance with an attractive border and storage shed, a gate which also provides side access.

**Front Garden**

Laid to hard standing with attractive border.







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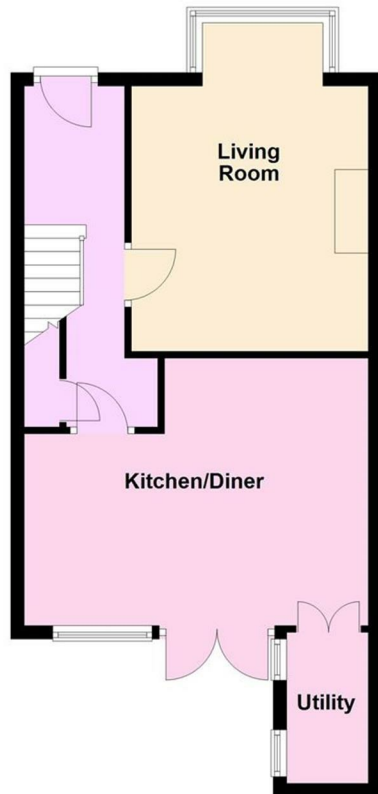
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## Floor Plan Bulkington Avenue

### Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



### Second Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 115.4 sq. metres (1242.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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