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Description

We are delighted to offer to the market this beautifully presented and extended three bedroom semi-detached house, ideally situated in this favoured central location just east of the town, with town centre shops, restaurants, parks, the beach, schools, bus routes and mainline station all nearby.

Accommodation offers spacious lounge/dining room, kitchen/breakfast room, formal dining room, downstairs WC, three double bedrooms and family bathroom. The property also benefits from a south facing garden, garage and off road parking for multiple cars.

Key Features

- Extended Semi-Detached Home
- Kitchen/Breakfast Room
- Formal Dining Room
- South Facing Rear Garden
- Off Road Parking
- Three Double Bedrooms
- Lounge/Diner
- Downstairs WC
- Garage
- Council Tax Band D



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uPVC frosted double glazed door to:

Hallway

With laid wood flooring, Honeywell boiler control, radiator, coving and glazed door to:

Spacious Lounge/Dining Room

9.38 x 3.66 (max) (30'9" x 12'0" (max))

With decorative coving, picture rail, double glazed window to front, radiator, tv point and throughway to dining area with radiator, coving, picture rail and double opening, double glazed French doors leading to a south facing rear garden.

Dining Room

4.69 x 3.62 (15'4" x 11'10")

With a double glazed bay window to front, radiator, coving, picture rail and fitted storage cupboard with shelves.

Kitchen/Breakfast Room

5.63 x 3.97 (18'5" x 13'0")

Kitchen area with a range of light wood fronted base and wall units, roll top working surfaces, a one and half bowl sink with mixer tap, space for electric oven, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, double glazed windows,

downlighters, extractor fan and larder cupboard with shelves.

Breakfast Area with radiator, double glazed window to side, further hoover cupboard.

Door to:

Outer Lobby Area

With uPVC frosted double glazed door to side and door to:

Downstairs Cloakroom

With low flush WC, frosted double glazed window and wall mounted Worcester boiler.

Stairs to:

First Floor Landing

Art deco balustrade with south facing frosted double glazed window, radiator, loft hatch and airing cupboard with slatted shelves.

Bedroom One

4.22 x 3.62 (13'10" x 11'10")

With double glazed window to front, radiator, decorative coving and picture rail.

Bedroom Two

3.66 x 2.98 (12'0" x 9'9")

With radiator, double glazed window to front, picture rail and coving.

Bedroom Three

3.66 x 2.54 (12'0" x 8'3")

With large south facing double glazed window.

Bathroom

With panel enclosed bath, fitted over bath Triton shower, pedestal basin, heated towel rail, tiled walls and frosted double glazed window.

Separate WC

With low flush WC, tiled floor, tiled walls and frosted double glazed window.

Large Rear Garden

With artificial laid lawn, attractive raised balustrade enclosed decking area, timber built pitched roof shed and outside tap.

Garage

With side door and double opening front doors with power and light. Approached by private drive via double opening gates.

Front Garden

With a private driveway leading to garage and off road parking for multiple cars.



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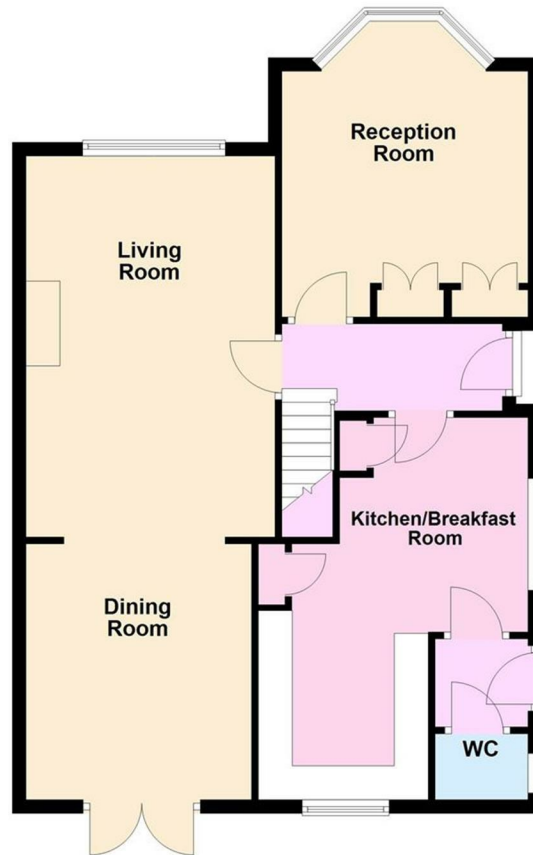
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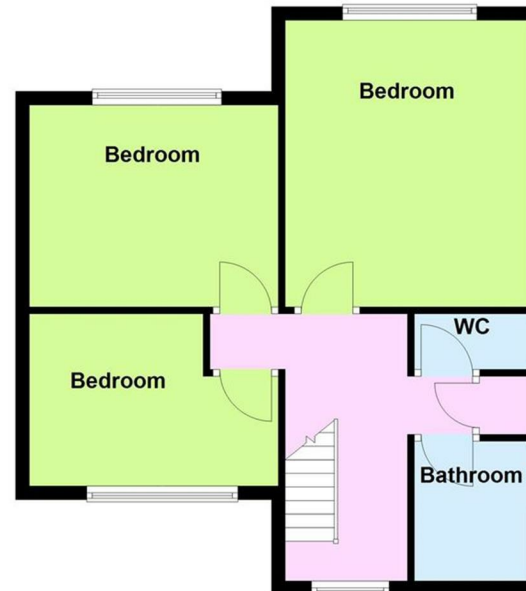
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Floor Plan Chesswood Road

Ground Floor
Approx. 74.4 sq. metres (800.5 sq. feet)



First Floor
Approx. 51.0 sq. metres (549.4 sq. feet)



Total area: approx. 125.4 sq. metres (1349.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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