



2



4



1



E



Description

Robert Luff and Co are delighted to offer to the market this end of terrace house, situated in East Worthing, close to local shopping facilities, parks, schools, the beach, bus routes and mainline station. Accommodation offers, entrance hall, living room, versatile second reception room, kitchen, breakfast room, four bedrooms, loft room/bedroom six, and family bathroom. Other benefits include rear garden and new slate roof.

Key Features

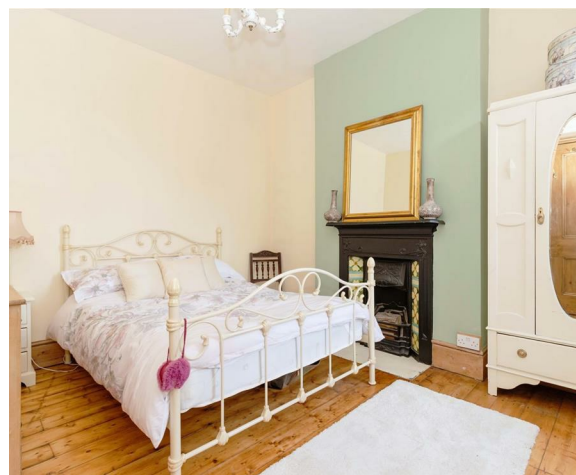
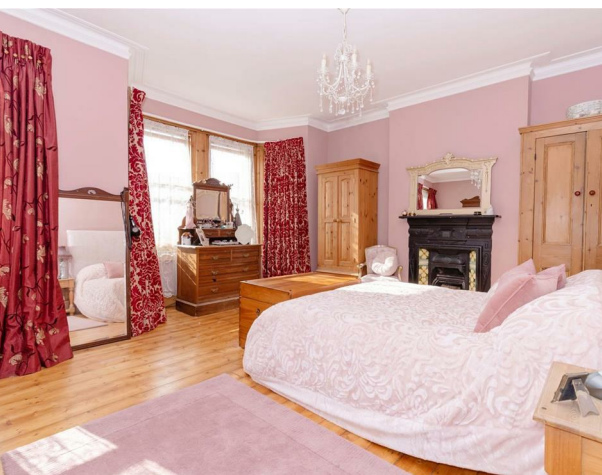
- End of Terrace Family Home
- Second Reception Room/Bedroom Five
- Kitchen/Breakfast Room
- Lots of Original Features
- Council Tax Band D
- Four Bedrooms
- Loft Room/Bedroom Six
- Lounge
- EPC Rating - E (50)



robertluff.co.uk

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

Robert
Luff & Co



Porch

Part-glazed door leading into:

Inner Porch

Wall mounted hanging space. Original Coving. Part-glazed original door, leading into:

Entrance Hall

Stripped wooden floor boards. Radiator. Original cornice and coving. Under stairs storage cupboard. Door into:

Lounge

4.50m x 3.58m (14'9 x 11'9)

Feature original sash bay window to front. Stripped wooden floor. Beautiful feature fire place with tiled inset and hearth. TV point. Radiator. Telephone point. Original coving. Picture rail.

Second Reception Room

3.56m x 2.97m (11'8 x 9'9)

Versatile room, which could be used as a formal dining room, ground floor bedroom, office or craft room. Original sash window to rear overlooking the garden. Stripped wooden floors. Beautiful marble fireplace with tiled inset and hearth. Radiator. Original picture rail. Coving.

Breakfast Room

3.45m x 3.25m (11'4 x 10'8)

Original sash window to side aspect. Stripped wooden floors. Radiator. Lovely fireplace with wood burner inset. Original recess storage cupboard. Feature built in cupboard housing the boiler. Built in pantry cupboard. Space for dining room table and chairs. Open through into the:

Kitchen

3.91m x 3.25m (12'10 x 10'8)

A range of hand made matching wall and base units with floor lights. Feature display cabinet. Solid wood work surfaces incorporating a butler sink with mixer taps. Space for range style oven, grill and six ring gas hob. Fitted extractor hood. Space and plumbing for washing machine and dishwasher. Space for tall fridge/freezer. Charming original windows to side and rear aspect. Tiled floor. Double french style doors leading out into the garden.

First Floor Landing

Stairs leading to first floor landing. Feature original cornice. Under stairs storage with shelves .

Bedroom One

4.75m x 4.50m (into bay) (15'7 x 14'9 (into bay))

Original sash bay window to front. enjoying sea views to the south. Further sash window to front aspect. Stripped wooden floor. Radiator. Feature cast iron fireplace with tiled inset. Built in wardrobe. TV point. Space for furniture.

Bedroom Two

3.53m x 2.97m (11'7 x 9'9)

Original sash window to rear. Stripped wooden floor boards. Radiator. Original feature cast iron fireplace with tiled inset. Space for wardrobes.

Bedroom Three

3.25m x 2.90m (10'8 x 9'6)

Original sash bay window to rear overlooking the garden. Stripped wooden floor. Two radiators. Original cast iron fireplace. Space for wardrobe.

Bedroom Four

2.24m x 2.18m (7'4 x 7'2)

Original sash bay window to side aspect. Stripped wooden floors. Radiator. TV point. Telephone point. (This room is currently used as an office)

Family Bathroom

Frosted sash window to side aspect. Panel enclosed P shaped bath with mixer taps, shower attachment, and shower curtain. Low level flush WC. Pedastal wash hand basin with chrome taps. Heated towel rail. Tiled walls and floor.

Separate WC

Frosted window to side aspect. Low level flush WC. Stripped wooden floor.

Second Floor Landing

Feature exposed brick wall. Hanging space. Part-glazed door into:

Loft Room

4.01m x 3.71m (13'2 x 12'2)

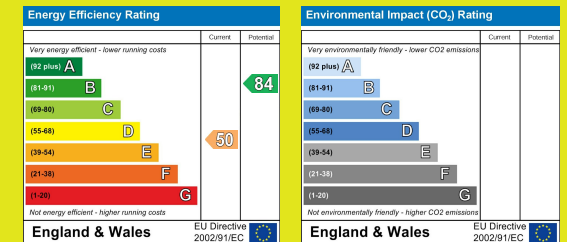
Double-glazed velux windows to front and rear aspect enjoying lovely roof top views. Feature exposed brick walls. TV point. Built in cupboard. Full width built in eaves storage cupboards.

Outside

Rear Garden

A beautiful secluded feature garden which is well established with mature plants and shrubs. Climbing roses over a feature pergola over a patio area, ideal for entertaining. Storage shed. Log cabin. Further pebbled seating area. Outside tap. Gate providing side acces.s.

Floor Plan Alexandra Road



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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co