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Description

We are pleased to offer to the market this beautifully presented and traditionally brick built cottage, situated in the heart of Worthing and close to local shopping facilities in the town centre and along Rowlands Road, within easy access of Worthing's popular seafront and promenade.

Accommodation offers a kitchen, lounge/diner, double bedroom and bathroom. The property also benefits from gas fired central heating, double glazing, a private front courtyard and parking for two vehicles.



Key Features

- Beautiful Semi Detached Cottage
- Newly Fitted Kitchen & Modern Bathroom
- Double Glazing
- Large Loft
- Freehold
- Situated in the Heart of Worthing
- New Carpets & Solid Oak Doors
- Gas Fired Central Heating
- Private Courtyard & Off Road Parking
- Council Tax Band B



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Gated Entrance

Private Front Courtyard

Space for seating, block paved and shingle, outside power point and plastic storage unit.

Lounge/Diner

4.46 x 4.32 (14'7" x 14'2")

Double glazed door to front, double aspect double glazed windows to front and side, three tv points, radiator, loft access, built in cupboard with plumbing for washing machine and housing wall mounted combination boiler.

Kitchen

2.24 x 1.32 (7'4" x 4'3")

Double glazed skylight, fitted kitchen with range of wall and base units, integrated electric oven and

gas hob with extractor hood, tiled splashback, sink and drainer.

Bedroom

3.03 x 2.32 (9'11" x 7'7")

Two double glazed sash windows to front and radiator.

Bathroom

Panel enclosed bath with shower over, part tiled walls, extractor fan, towel rail, wall mounted wash hand basin and dual button WC.

Driveway

Block paved with space for two vehicles and outside power point.



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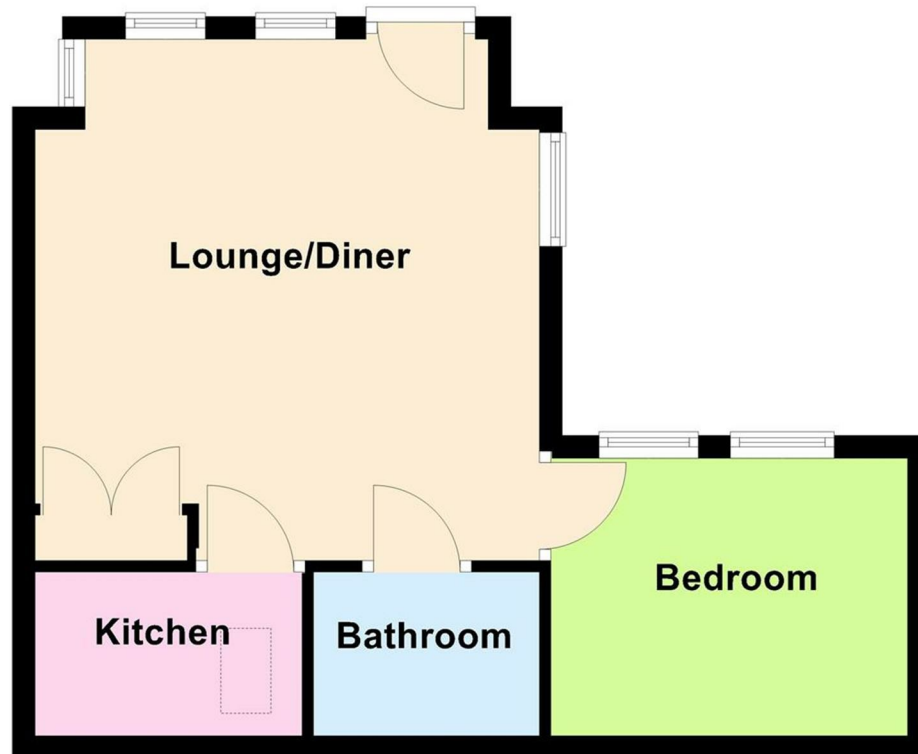
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Floor Plan Rowlands Road

Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 34.4 sq. metres (370.1 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 | | 93 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (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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