



Asking Price  
**£375,000**  
 Freehold

## Sherbrooke Close, Worthing

- Extended Semi Detached House
- Three Reception Rooms
- Garage
- Double Glazing
- Landscaped Rear Garden
- Three Bedrooms
- Conservatory
- Private Driveway
- Gas Fired Central Heating
- Council Tax Band C

We are delighted to offer to the market this beautifully presented and extended three bedroom semi detached family home, ideally situated in good proximity of local shops, schools and bus routes with the mainline station approximately one mile away.

Accommodation offers kitchen, three reception rooms, a conservatory, three bedrooms and a family bathroom. The property also benefits from an attractive landscaped rear garden, double glazing, gas fired central heating, private driveway and a garage.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

Composite double glazed frosted door to:

### Entrance Porch

With frosted window, dado rail and side double glazed window. Through way to:

### Hallway

With laid wood effect flooring, dimmer switch, radiator and double opening glazed panel doors to:

### Lounge 13'1" x 12'4" (4.01 x 3.76)

With westerly aspect double glazed window to front, radiator, coving, under stairs storage cupboard, laid wood effect flooring leading through to:

### Dining Area 10'11" x 7'10" (3.33 x 2.41)

With wall mounted thermostat, dimmer switch, coving and radiator. Further wood framed glazed doors to:

### Breakfast Room 13'1" x 8'10" (3.99m x 2.7m)

With two radiators, frosted double glazed window to side, frosted glazed window and double opening French doors leading to conservatory, laid wood flooring, a frosted double glazed door to side, dimmer switch and wall light points. Through way to:

### Kitchen 10'9" x 7'5" (3.28 x 2.26)

With a range of base units and glass display cupboards, roll top working surfaces incorporating a stainless steel sink with mixer tap, space and plumbing for dishwasher and washing machine, space for fridge/freezer, space for electric oven, tiled splashback walls, wall mounted Worcester boiler, double glazed window to side and coving.

### Conservatory 14'9" x 8'0" (4.50 x 2.44)

With laid wood effect flooring, radiator, double glazed window with view of attractive landscaped rear garden and double glazed French doors leading to the garden.

Stairs to:

### First Floor Landing

With loft hatch, dado rail and double glazed window to side.

### Bedroom One 12'9" x 8'10" (3.89 x 2.69)

With double glazed window to front, radiator, dimmer switch, coving, wardrobes with mirror fronted doors with shelving and hanging and a further single wardrobe with double hanging rail.

### Bedroom Two 9'1" x 9'1" (2.79 x 2.77)

With radiator, cupboard with shelves and double glazed window with view of rear garden,

### Bedroom Three 9'6" x 6'5" (2.92 x 1.98)

Radiator, double glazed window, coving and cupboard with hanging and shelf.

### Bathroom

Panel enclosed bath with fitted over bath Triton shower and screen, pedestal basin with mixer tap, low flush WC, frosted double glazed window, coving, tiled walls and heated towel rail.

### Outside

#### Rear Garden

Tiled patio area, attractive path with artificial laid lawns, flower beds with shrubs and double opening side door to single garage. Outside tap at the side of house.

#### Front Garden

With lawn area and gravel flowerbed.

### Driveway

With a herringbone laid brick drive with gates leading to:

### Garage 17'5" x 8'2" (5.31 x 2.49)

With up and over door, window, power and light.



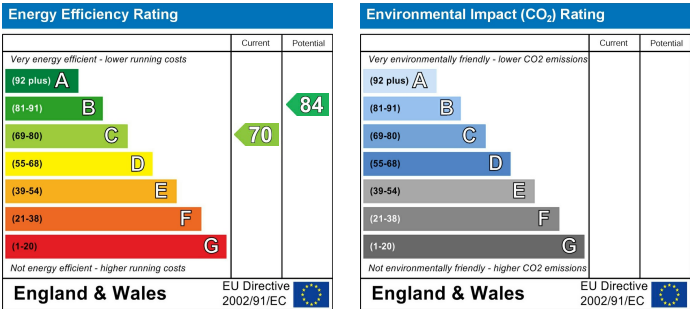
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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www.robertluff.co.uk



Total area: approx. 96.5 sq. metres (1038.4 sq. feet)



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