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## Description

We are delighted to offer to market this spacious and well presented semi-detached home, ideally situated in the highly sought after Heene district just off of Worthing seafront and close to town centre shops, restaurants, parks, schools, local bus routes and the mainline station.

Accommodation offers spacious entrance hall, a modern kitchen and a living room with doors opening onto a south facing rear garden. Additional ground floor amenities include a convenient downstairs WC and a practical utility room. Upstairs, are three generously sized bedrooms, a family bathroom and separate WC. The property also benefits from gas fired central heating, double glazing throughout, an integral garage, off road parking and a private south facing rear garden.

## Key Features

- Semi-Detached Home
- Spacious Entrance Hall/Reception Room
- Downstairs WC
- Off Road Parking
- Close to Town Centre & Seafront
- Three Bedrooms
- Utility Room
- South Facing Garden
- Garage
- Council Tax Band D



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### Entrance Hall/Reception Room

**3.06 x 2.88 (10'0" x 9'5")**

Radiator, stairs to first floor landing and entrance to utility/garage.

### Kitchen

**3.02 x 2.05 (9'10" x 6'8")**

Range of white gloss base and wall units, integrated fridge, electric oven, white tiled splashback and large double glazed window.

### Utility Room

**2.44 x 1.95 (8'0" x 6'4")**

Worcester boiler, space for washing machine and tumble dryer, immersion water tank and space for fridge/freezer.

### Lounge

**5.27 x 3.01 (17'3" x 9'10")**

South facing double glazed double door onto garden, two radiators, double glazed window, carpeted and TV point.

### Ground Floor WC

Low flush WC and wash hand basin.

### First Floor Landing

Airing cupboard, radiator, pull down ladder to part boarded loft.

### Bedroom One

**4.29 x 3.25 (14'0" x 10'7")**

Radiator, double glazed window with white shutters and laminate flooring.

### Bedroom Two

**3.59 x 2.67 (11'9" x 8'9")**

Radiator, south facing double glazed window with white shutters and sanded pine floorboards.

### Bedroom Three

**3.08 x 3.03 (10'1" x 9'11")**

Radiator, south facing double glazed window with white shutters, large built in storage and mirrored wardrobe.

### Bathroom

Heated towel rail, wash hand basin with mixer tap inset to vanity unit with storage cupboards below, frosted double glazed window, tiled enclosed bath with mixer tap, separate walk in shower with rainfall shower head, shaver plug, radiator and wall mounted cupboard.

### Separate WC

Double glazed window and low level flush WC.

### Garage

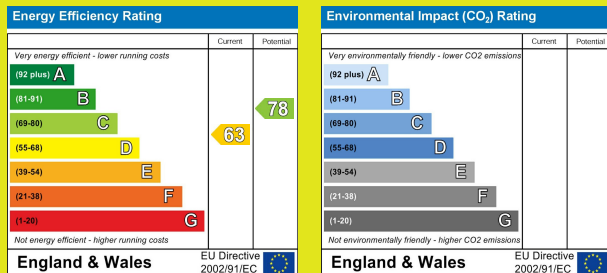
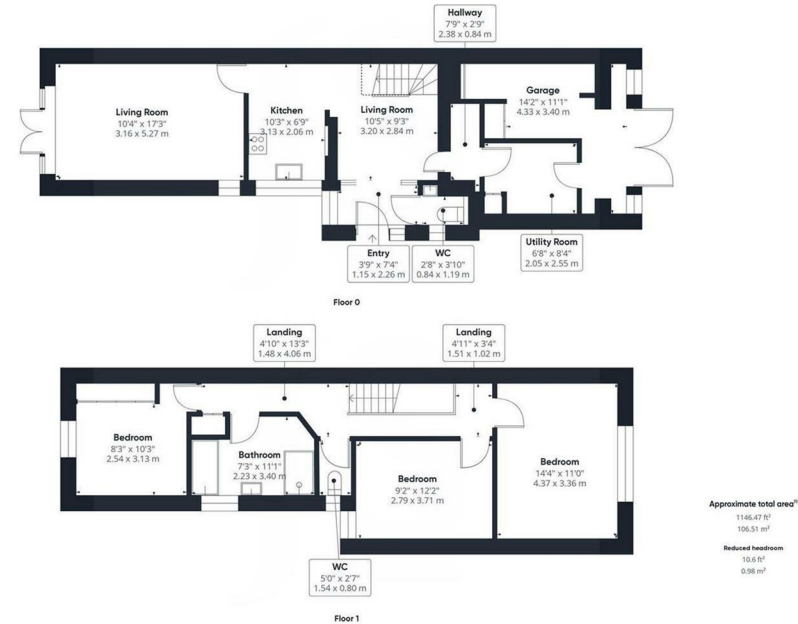
Double door entry, power and storage space. Stud wall has been added to make utility room, could be opened up again.

### Garden

South facing garden with side gate access, artificial grass, paving slabs and firepit.



## Floor Plan Boundary 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.



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