



Asking Price
£350,000
 Freehold

Brookdean Road, Worthing

- Semi Detached Bungalow
- No Forward Chain
- Three Bedrooms
- EPC Rating - D
- Favoured Location
- Off Road Parking
- West Facing Garden
- Council Tax Band C

We are delighted to offer to the market this well presented three bedroom semi-detached bungalow situated in this ideal East Worthing location, with local shops, schools, parks, bus routes, the beach, and easy access to both the A259 and A27 nearby.

Accommodation offers an entrance hallway, a bay-fronted living room, a kitchen with integral appliances, three bedrooms, and a family bathroom. Other benefits include an attractively sized garden, a west facing enclosed rear garden and a driveway providing ample off-road parking.

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Accommodation

Double Glazed Door Into Porch

Frosted double glazed doors and windows. Part frosted glaze front door leading into:

Hallway

With loft hatch, wooden flooring throughout, storage cupboard housing electric metres and a radiator.

Lounge 11'9 x 11'2 (3.58m x 3.40m)

Located at the front of the property, the lounge offers double glazed windows, a radiator and wooden tech flooring.

Kitchen 8'3 x 10'96 (2.51m x 3.05m)

Offers a range of white fronted base and wall units. Worktop surfaces incorporating stainless steel sink with mixer tap. Space for oven, plumbing available for washing machine. Gas metres, double glazed windows. Tiled splashbacks, frosted double glazed door leading to side entrance. Vise mounted boiler.

Bedroom 1 11'1 x 12'0 (3.38m x 3.66m)

Radiator, double glazed window.

Bedroom 2 12'5 x 9'9 (3.78m x 2.97m)

Double glazed window to front, radiator, recess storage cupboard with shelves.

Bedroom 3 8'6 x 7'7 (2.59m x 2.31m)

Double glazed window with view of rear garden.

Bathroom

Panel enclosed bath, mixer tap with fitted shower attachment and glass screen. Pedestal basin, low flush wc, tiled splashback walls, double glazed window, pedestal basin with mixer tap and radiator.

Garden

Side entrance path with outside tap, outside storage cupboard with shelf. Patio area, lawn area and hardstanding area. This could be ideal with permission for a studio. West facing aspect, fence and wall enclosed.

Front Garden

Laid to brick, off road parking for 2/3 cars, side access.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.