

Robert
Luff & Co

Christchurch Road, Worthing

Freehold - Asking Price £725,000



4



3



2



E



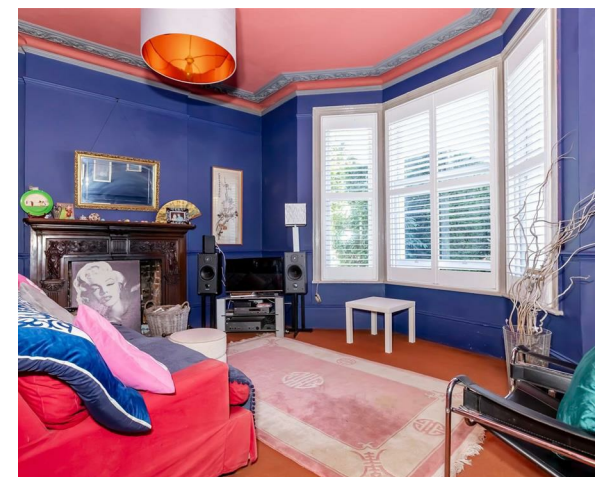
Description

We are delighted to offer to the market this unique and well presented four bedroom semi-detached period residence with a wealth of period features. Ideal as a family home, it is located in the heart of the town centre offering easy access to the mainline station, all the various shopping options, restaurants, leisure facilities, beach and bus routes.

The accommodation comprises an entrance porch, an entrance hallway with original features, a bay-fronted living room, a formal dining room, a kitchen/breakfast room with a utility room/office to the side, and stairs leading down to a good-sized cellar. Upstairs, there are four bedrooms, a family bathroom, a further separate WC, and steps leading up to the loft room. Other benefits include a secluded west facing rear garden and off-road parking for multiple vehicles.

Key Features

- Semi-Detached Victorian Family Home
- Kitchen/Breakfast Room
- Utility Room & Cellar
- Secluded West Facing Rear Garden
- No Chain
- Four Bedrooms
- Separate Formal Dining Room
- Loft Room
- Off Road Parking
- Council Tax Band E



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Entrance Porch

With feature coving.

Entrance Hall

Double doors to porch, exposed wood flooring, coving, picture rail, radiator, telephone point, ceiling rose and dado rail.

Living Room

4.79 x 4.71 (into bay) (15'8" x 15'5" (into bay))

Bay fronted living room with a stunning open fireplace and many original features, sash bay window to front with shutters, tv point, feature coving, ceiling rose, picture rail, dado rail, and radiator. Option to open up to the dining room.

Dining Room

Currently used as a ground floor bedroom. Double aspect sash windows to rear and side, radiator, feature fireplace, feature coving, ceiling rose, picture rail and dado rail.

Kitchen/Breakfast Room

6.78 x 3.83 (22'2" x 12'6")

Fitted kitchen with wall and base units, space for fridge/freezer, space for tumble dryer, plumbing

for washing machine and dishwasher, five ring Range cooker with warming plate, tiled flooring, tiled splashback, sash window to rear, double glazed sliding patio doors to the rear garden, door to office and door to cellar.

Office/Lean To

4.56 x 1.71 (14'11" x 5'7")

Electric, lighting, doors and windows to each end.

Cellar

6.54 x 3.11 (21'5" x 10'2")

Window to side, electric and lighting.

Landing

Split level, radiator, storage cupboards, ladder up to loft space, secondary loft and dado rail.

Bedroom One

4.79 (into bay) x 4.45 (15'8" (into bay) x 14'7")

Sash bay window to front, exposed wood flooring, coving and picture rail. This bedroom also offers a stylish walk in shower plus a glass wash hand basin with vanity mirror over, towel radiator, and extractor fan.

Bedroom Two
4.44 x 3.92 (14'6" x 12'10")

Sash window to the rear,
radiator and picture rail.

Bedroom Three
3.86 x 2.18 (12'7" x 7'1")

Sash window to rear, radiator,
wash hand basin set in vanity
unit and tiled splashback.

Bedroom Four
2.86 x 1.90 (9'4" x 6'2")

Sash window to front, radiator,
and mezzanine with room for a
double mattress.

Bathroom

Frosted sash window to side,
shower cubicle, airing
cupboard, single pedestal
wash hand basin, button WC,
panel enclosed bath, part tiled
walls, radiator and shower
point.

Second WC

Frosted window to side,
button WC, radiator, part tiled
walls and wall mounted wash
hand basin.

Loft Space

4.39 x 3.90 (14'4" x 12'9")

Double glazed Velux window
to rear, power, tv point and
eaves storage.

**Secluded West Facing Rear
Garden**

A beautiful secluded west
facing and wall enclosed
garden with raised
flowerbeds, patio areas,
outside tap, two storage sheds
and double gates providing
side access.

Driveway

Parking for multiple vehicles.





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Floor Plan Christchurch Road



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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(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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