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Description

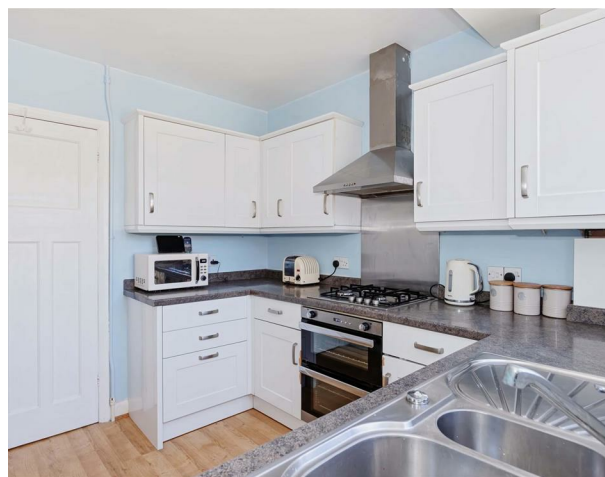
We are delighted to offer to the market this beautifully presented three double bedroom semi-detached house offering spacious and versatile accommodation, ideally situated in this favoured West Worthing location with local shops, bus routes and mainline station nearby.

The property features a spacious lounge, dining room, fitted kitchen with adjoining utility room, a conservatory, and a convenient downstairs cloakroom. Upstairs, are three double bedrooms, a family bathroom, and a separate WC. Externally, the property boasts a generous rear garden with an attractive period flint wall, adding charm and character. A converted garage, currently set up as a fully insulated home office, offers excellent flexibility and could easily be reverted back to a garage if desired. The property has also been recently re-roofed, providing added peace of mind for prospective buyers.



Key Features

- Beautifully Presented Semi Detached Home
- Two Reception Rooms
- Conservatory
- Garage/Home Office
- Large Rear Garden
- Three Double Bedrooms
- Ground Floor WC
- Utility Room
- Off Road Parking
- Council Tax Band C



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Attractive arch topped uPVC double glazed frosted door to:

Inner Porch

With courtesy light and quarry tiled floor. Glazed door to:

Hallway

Engineered oak laid wood flooring, radiator and door to:

Lounge

5.65 x 3.65 (18'6" x 11'11")

Double glazed window to front with westerly aspect, radiator, picture rail, coving, feature fireplace with wooden surround, cast iron insert, stone hearth and gas fire point, double glazed windows and door to:

Pitched Roof Conservatory

4.92 x 3.18 (16'1" x 10'5")

Double glazed windows and double opening French doors to rear garden, laid laminate wood flooring, radiator and blinds.

Dining Room

4.28 x 3.78 (14'0" x 12'4")

Picture rail, engineered oak wood flooring, period fire surround with cast iron insert, recessed storage cupboards with shelves over, double glazed bay window to front with westerly aspect, and radiator.

Kitchen

2.93 x 2.76 (9'7" x 9'0")

Range of white fronted wall and

base units with roll top working surfaces, incorporating a one and a half bowl stainless steel sink with mixer tap, gas double oven, four ring gas hob with extractor fan over, space and plumbing for dishwasher, space for fridge/freezer, cupboard enclosed Glow-Worm boiler, laminate laid wood flooring and radiator. Door with throughway to:

Utility Area

2.54 x 1.71 (8'3" x 5'7")

Base units with work top, space and plumbing for washing machine, double glazed window with view of rear garden, and radiator.

Ground Floor WC

Low flush WC, basin with mixer tap set in vanity cupboard under, and extractor fan.

Stairs to:

First Floor Landing

Double glazed window with view of rear garden, radiator, loft hatch and airing cupboard housing pre-lagged copper cylinder and slatted shelves.

Bedroom One

4.19 x 3.80 (13'8" x 12'5")

Wood effect laid flooring, radiator, double glazed window, picture rail and cupboard with hanging and shelf.

Bedroom Two**3.73 x 3.27 (12'2" x 10'8")**

Picture rail, radiator, and double glazed window to front with westerly aspect.

Bedroom Three**3.67 x 2.15 (12'0" x 7'0")**

Radiator, picture rail, and double glazed window with view of rear garden.

Bathroom

Panel enclosed bath with mixer tap, fitted over bath shower with screen, basin with mixer tap, tiled splashback walls, frosted double glazed window, downlighters and heated towel rail.

Separate WC

Low flush WC, radiator, basin and frosted double glazed window.

Outside**Rear Garden**

Large rear garden with lawn areas, attractive brick enclosed flowerbeds with mature trees and shrubs, hard standing perfect for a greenhouse or further storage unit, upper and lower patio areas, outside tap, gate for side access to front.

Garage/Studio**5.98 x 2.36 (19'7" x 7'8")**

Originally a garage and has

been converted to a studio.

With insulated plastered walls, kitchen base units with worktop, sink with mixer tap, double glazed window, power and light.

Front Garden & Private Drive

Herringbone laid hard standing providing off road parking with well established flowerbeds, mature shrubs and trees, with a driveway extending to the side of the house.





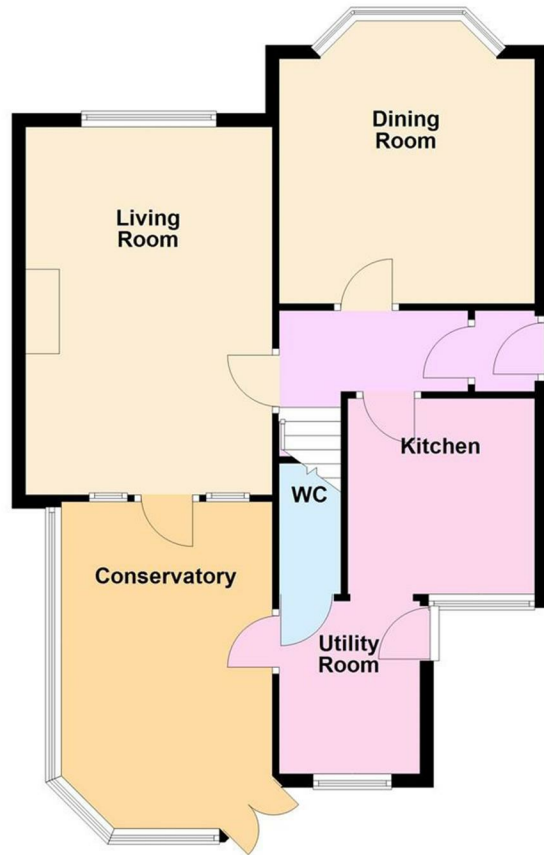
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Floor Plan West Avenue

Ground Floor
Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 122.0 sq. metres (1313.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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		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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