



4



3



2



Description

We are delighted to offer to the market this rare opportunity to acquire part of a former care home, ideally located in a sought-after central location just a short walk from shops, restaurants and the mainline station. Offered with no forward chain, the property provides excellent potential to create a spacious family home, subject to necessary consents.

Currently arranged with multiple rooms and generous internal space, the property is well suited for renovation and reconfiguration to suit modern family living. Outside, the home benefits from off-street parking and a west-facing rear garden.



Key Features

- Detached Home
- Perfect Project For Bespoke Family Home
- Four Double Bedrooms
- Utility Room
- West Facing Rear Garden
- Part Of Former Care Home
- Close to Town Centre, Mainline Station & Seafront
- Three Reception Rooms
- Ground Floor WC
- Ample Off Road Parking



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Double glazed frosted front door leading into:

Entrance Vestibule

Tiled floor, frosted windows, wall mounted light, attractive part glazed door leading into:

Reception Hallway

Double glazed window to front with attractive stained glass double glazed windows to front, original feature fireplace, beautiful oak staircase leading up to first floor landing, built in under stairs storage cupboard, picture rail, door leading into:

Living Room

5.17 x 4.22 (16'11" x 13'10")
Two stained glass double glazed windows to front, feature full length stained glass window centrally to front overlooking the garden, beautiful oak finished fireplace with marble hearth, radiator, four decorative wall lights, picture rail and textured ceiling.

Formal Dining Room

4.19 x 4.45 (13'8" x 14'7")
Two stained glass double glazed windows to rear overlooking the garden, two beautiful original stained glass sash windows to front and back aspect, radiator, range of wall and base units with glass display cabinet, space for formal dining room table and chairs, picture rail, textured ceiling.

Kitchen/Breakfast Room

5.51 x 4.19 (18'0" x 13'8")
Double glazed window to rear, three built in larder style cupboards, one housing electrics and meter, radiator, space for breakfast table and chairs, single stainless steel sink unit inset to roll top work surface with matching range of shaker style wall and base units, space for all appliances, part tiled walls, textured ceiling, double glazed door leading out into:

Utility Room

3.55 x 3.29 (11'7" x 10'9")
Double glazed windows to rear and side aspect, two stainless steel sink units inset to a roll top work surface with matching range of base units, space for appliances, wall mounted Worcester boiler, part tiled walls, hanging space and double glazed door leading out onto the garden.

Ground Floor WC

Beautiful original full length stained glass sash window to side aspect, low level flush WC, wall mounted wash hand basin with tiled splashback, radiator and original picture rail.

First Floor Landing

Loft hatch, original picture rail, built in walk-in laundry room with shelving, door into:

Bedroom One**4.31 x 4.24 (14'1" x 13'10")**

Double glazed leaded light windows to front aspect, beautiful feature fireplace, radiator, wash hand basin inset to vanity unit with tiled splashback, space for wardrobes and picture rail.

Bedroom Two**4.31 x 4.14 (14'1" x 13'6")**

Two double glazed stained glass windows to front aspect, radiator, wash hand basin inset to vanity unit below with mirrored shelf above and shaving point, space for wardrobes, radiator, TV aerial, and picture rail.

Bedroom Three**4.19 x 4.15 (13'8" x 13'7")**

Double glazed stained glass window to rear, two beautiful original stained glass sash windows to front and rear aspect, feature fireplace, radiator, wall mounted wash hand basin inset to vanity unit with shaver point above, space for wardrobes, TV aerial, picture rail, and skimmed ceiling.

Bedroom Four**4.19 x 2.84 (13'8" x 9'3")**

Double glazed stained glass window to rear, double built-in wardrobes with hanging space

and shelving, radiator, original cast iron fireplace, wash hand basin inset to vanity unit with shaver point and mirror above, picture rail, and space for wardrobes.

Family Bathroom

Double glazed frosted window to rear aspect, panelled enclosed bath, low level flush WC, pedestal wash hand basin, walk in double shower enclosure with mains shower, built-in airing cupboard housing tank with shelving, radiator, and part tiled walls.

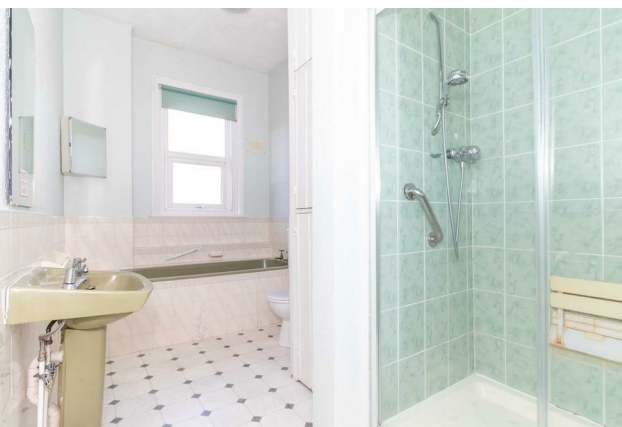
Rear Garden

Wall enclosed, attractively laid to patio with raised flowerbed borders, and an outdoor timber potting shed with seating area.

Driveways

Two separate driveways, each accessed via its own iron gate. A dropped curb leads to a block-paved driveway, providing off-road parking





robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Salisbury Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A		Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co