



## Melrose Avenue, Worthing

Asking Price  
**£500,000**  
Freehold

- Semi Detached
- Two Bathrooms
- Modern Finish
- Council Tax Band - D
- Five Bedrooms
- Extended
- Freehold
- EPC - D

We are pleased to present this well presented and extended four / five bedroom semi detached chalet bungalow located in a quiet part of Worthing. Living accommodation offers great bedroom sizes, two bathrooms, garage and workshop, garden cabin and parking for multiple cars too. It is located close to local schools, shops and transport links with mainline station only a short walk away. Internal viewing advised.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Part double glazed front door with double glazed window to side, two storage cupboards, one housing gas and electric meters, wood effect flooring, stairs to first floor.

### Dining Room 11'11" x 11'4" (3.64 x 3.47)

Radiator, wood effect flooring, opening to kitchen.

### Lounge 11'4" x 13'10" (3.47 x 4.23)

Double glazed window to front with blinds, radiator, wood effect flooring, feature open fire with stone inset and hearth.

### Kitchen 10'10" x 9'6" (maximum) (3.31 x 2.90 (maximum))

Measurements to include built in units with counter sunk one and half bowl stainless steel sink with mixer tap over, granite worktops, double width range cooker with five point gas hob and extractor over, space and plumbing for fridge freezer, washing machine and dishwasher, wall mounted combi boiler, double glazed window to rear, part double glazed door to garden, vinyl flooring.

### Bedroom 9'4" x 9'2" (2.85 x 2.81)

Full height double glazed french doors to garden with double glazed windows to both sides, further double glazed window to rear, radiator, sky light.

### Shower Room

White bathroom suite, low level W.C, shower cubical with power shower and glass screen over, vanity unit with storage below and surface mounted sink with mixer tap over, panel heater, part tiled walls, extractor fan.

### Bedroom 10'8" x 9'5" (3.26 x 2.88)

Double glazed window to front with blinds, radiator.

### First Floor Landing

Loft and eaves access.

### Bedroom 10'0" x 8'8" (3.06 x 2.65)

Double glazed window to front, radiator.

### Bedroom 9'11" x 14'1" (3.03 x 4.30)

Measurements to include built in units, double glazed window to rear, wood effect flooring, radiator.

### Bedroom 8'5" x 12'2" (2.57 x 3.73)

Double glazed window to rear, radiator

### Bathroom 5'6" x 8'1" (1.68 x 2.47)

White bathroom suite, low level W.C, vanity unit with storage below and surface mounted sink with mixer tap over, PVC panelled bath with thermostatic shower, mixer tap and glass screen over, heated towel rail, obscured double glazed window to side, part tiled walls, vinyl flooring.

### Front Garden

### Rear Garden

mainly laid to lawn, with patio areas, flower and shrub borders, garden cabin, fenced surround, side access gate to front of property.

### Garage 8'5" x 15'6" (2.57 x 4.74)

Up and over main door with parking to front, power and lighting, access to workshop, personal door to rear garden.

### Workshop 9'7" x 8'2" (2.94 x 2.50)

Accessed via door to rear of garage, power and lighting.

### Garden Room 18'10" x 15'8" (5.76 x 4.78)

Bar area, log burner, double doors to side, power and lighting two double glazed windows to front and rear, double glazed double doors to front.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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# Floorplan



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.