Robert Luff & Co

Pavilion Road, Worthing

Freehold - Offers In Excess Of £375,000



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We are delighted to offer this attractive three-bedroom terraced house, providing well-proportioned accommodation throughout and benefiting from a south-facing rear garden. Retaining a wealth of character features including fireplaces and picture rails, the property also offers two reception rooms, a conservatory, gas central heating, double glazing and a popular residential location.

Key Features

- Three-bedroom terraced house
- Two reception rooms
- Conservatory with garden access
- South-facing rear garden
- Character fireplaces and picture rails
- Bay-fronted principal bedroom
- Gas central heating with combi boiler
- Double glazing throughout
- Insulated, part-boarded loft with fitted ladder access
- Council Tax Band C | EPC Rating D

Entered via an enclosed porch with tiled flooring and double-glazed windows to the front and side, the home welcomes you into a spacious entrance hall featuring laminate flooring, a stained-glass door and frosted window. To the front of the property, the living room enjoys a double-glazed window and an open coal fireplace, creating an attractive focal point. An archway leads through to the dining room, which benefits from useful understairs storage, additional built-in cupboards and French doors opening onto the rear garden.

The kitchen is fitted with a range of wall and base units complemented by tiled flooring and splashbacks. There is space and plumbing for a washing machine and dishwasher, space for a gas cooker and American-style fridge freezer, together with an extractor hood, sink/drainer and wall-mounted combi boiler. Beyond the kitchen is a conservatory with tiled flooring, power and lighting, double-glazed windows and direct access to the garden.

On the first floor, the landing provides access to the insulated loft via a fitted loft ladder. The principal bedroom is a particularly attractive bay-fronted room featuring a picture rail and character fireplace. Bedroom two overlooks the rear garden and benefits from built-in wardrobes, a picture rail and feature fireplace, while bedroom three is positioned to the front and also retains a picture rail.

The bathroom is fitted with a panel-enclosed bath with shower over, wash hand basin and dual-flush WC, complemented by tiled walls and flooring.

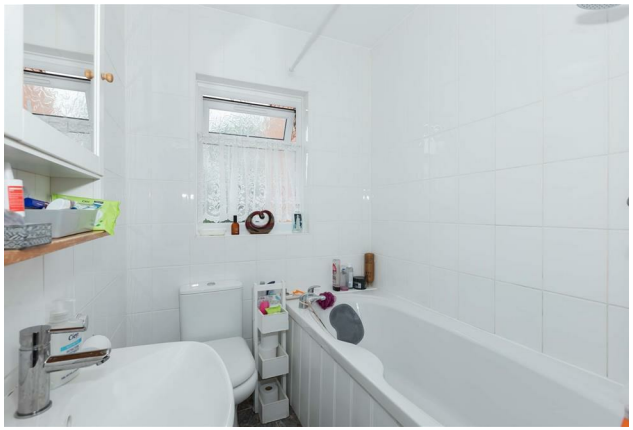
Outside, the south-facing rear garden is predominantly laid to patio with flower bed borders and an area of lawn. Enclosed by a combination of brick walls and fencing, it also benefits from an outside tap and useful storage shed.











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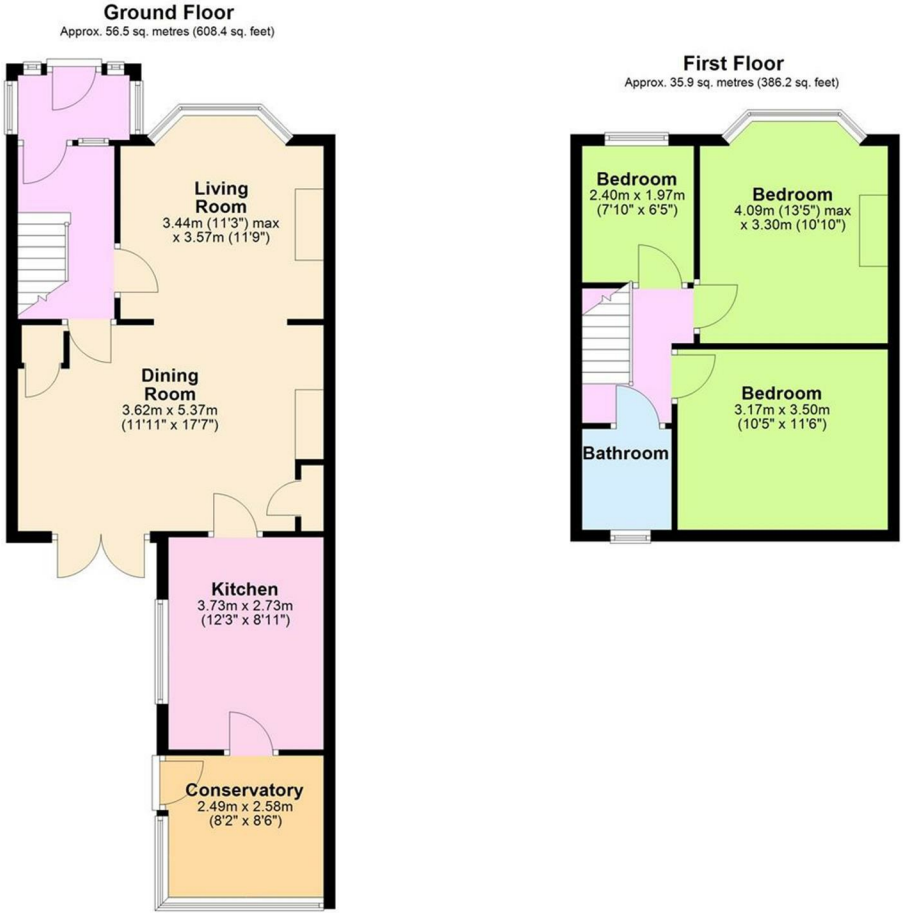


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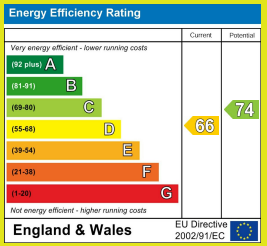
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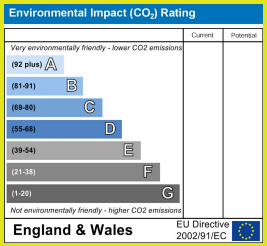
Floor Plan Pavilion Road



Total area: approx. 92.4 sq. metres (994.6 sq. feet)







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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