

Robert  
Luff & Co

Sackville Road, Worthing

Freehold - Offers In Excess Of £500,000



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TBC





We are delighted to offer this beautifully refurbished end of terrace home, offering three bedrooms and two reception rooms, situated in this favoured Worthing location close to local shops, schools, parks, bus routes and Worthing's mainline railway station.

### Accommodation & Features

A welcoming entrance porch with windows to both sides and feature tiled flooring leads into the entrance hall, where tiled flooring transitions into herringbone engineered wood flooring. Further features include a radiator, dado rail, coving, and Nest thermostat.

The spacious open plan lounge/dining room enjoys a double glazed bay window to the front and a further window to the rear, with herringbone engineered wood flooring, coving, two radiators, a fitted book cupboard, and TV and telephone points.

To the rear, the kitchen/breakfast room is fitted with a modern bespoke range of wall and base units, complemented by engineered wood flooring and under unit lighting. Integrated appliances include an electric oven, five ring gas hob with cooker hood, dishwasher, fridge/freezer, and integrated bin. A double butler sink with drainer and tiled splashback adds character, while a breakfast bar provides seating for three. Additional features include a radiator, under stairs cupboard, cupboard housing the combination boiler, and a door to the garage.

To the first floor, the split-level landing provides loft access via ladder, a radiator, and an airing cupboard.

The principal bedroom features a double glazed bay window and additional front aspect window, fitted wardrobes, two radiators, coving, and a TV point. Bedroom two is a good-sized double with rear aspect window, radiator, and coving, while bedroom three also overlooks the rear and includes a double glazed window and radiator.

The modern bathroom comprises a P-shaped bath with shower over and additional attachment, wash hand basin set within vanity drawers, low level WC, towel radiator, extractor fan, part tiled walls, double glazed frosted window to the side, and tiled flooring.

### Outside

The rear garden is enclosed by fencing and walling, with a patio leading to a lawn and decked seating area, bordered by flower beds. Outside lighting and a water tap are installed, and to the rear is a large workshop with power and light, along with two additional storage sheds.

A particular feature is the triple-length garage with double opening doors, power, and lighting, offering excellent storage or workspace.

To the front, a block paved driveway provides off-road parking for multiple vehicles and includes an EV charging point.

### Key Features

- Refurbished end of terrace home with three bedrooms
- Popular Worthing location near shops, schools and station
- Open plan lounge/diner with bay window
- Bespoke kitchen with integrated appliances and breakfast bar
- Entrance hall with tiled flooring and Nest thermostat
- Three well-proportioned bedrooms with fitted storage to main
- Modern bathroom with bath and shower over
- Rear garden with patio, lawn, deck, workshop and sheds
- Triple-length garage and driveway with EV charging point
- Council Tax Band B | EPC Rating TBC



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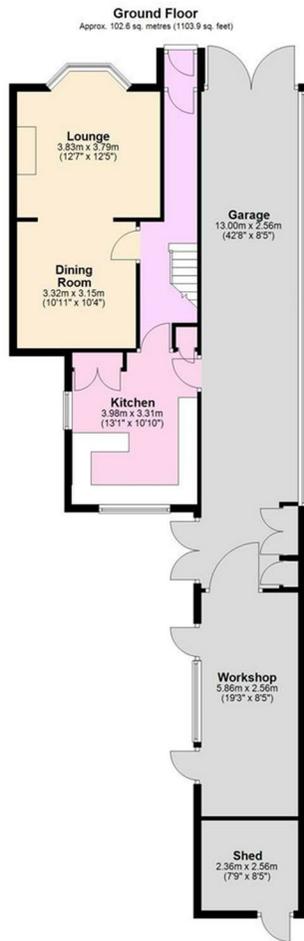


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# Floor Plan Sackville Road



Total area: approx. 148.4 sq. metres (1597.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-80) <b>B</b>		
(69-80) <b>C</b>			(55-60) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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.

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