

Robert  
Luff & Co

Cheviot Road, Worthing

Freehold - Asking Price £430,000



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TBC





We are pleased to offer this exceptionally well-presented two-bedroom linked-detached bungalow, renovated throughout by the current owner and offering flexible, spacious living accommodation, all maintained in fantastic decorative order.

The property benefits from gas-fired central heating and double glazing throughout. A welcoming entrance leads into a large open-plan lounge/dining room, enjoying pleasant southerly-facing rooftop views with distant sea glimpses, creating a bright and relaxing main living space.

There are two well-proportioned bedrooms, both featuring fitted wardrobes, along with a modern shower room fitted with a contemporary suite and large walk-in shower cubicle. A lean-to utility room provides additional practical storage and laundry space.

To the rear of the bungalow is a standout feature: a spacious open-plan kitchen/dining/family room. The attractive fitted kitchen includes a range of integrated appliances and a defined eating area. The room is enhanced by a vaulted ceiling with Velux windows, flooding the space with natural light, along with double-glazed windows and doors opening directly onto the rear garden—ideal for modern family living and entertaining.

A door from this area leads into the garage, which has been insulated and converted to create a versatile occasional bedroom, home office, or study. This space could easily be converted back to a traditional garage if required. To the front of the former garage is a useful bike store, accessed via a roller door.

### **Outside**

The rear garden is attractively arranged, featuring lawned areas, a raised decking area, a timber-built studio, timber shed, and a greenhouse.

To the front, the property boasts a low-maintenance garden laid with artificial lawn, alongside off-road parking for multiple vehicles, served by a long private driveway.

## **Key Features**

- Renovated two-bedroom linked-detached bungalow
- Spacious open-plan lounge/dining room with sea glimpses
- Two bedrooms with fitted wardrobes
- Modern shower room with walk-in shower
- Open-plan kitchen/dining/family room with vaulted ceiling
- Converted insulated garage for office, bedroom, or study
- Rear garden with lawn, decking, studio, shed, and greenhouse
- Low-maintenance front garden with artificial lawn
- Long private driveway with off-road parking for multiple vehicles
- Council Tax Band D | EPC Rating TBC



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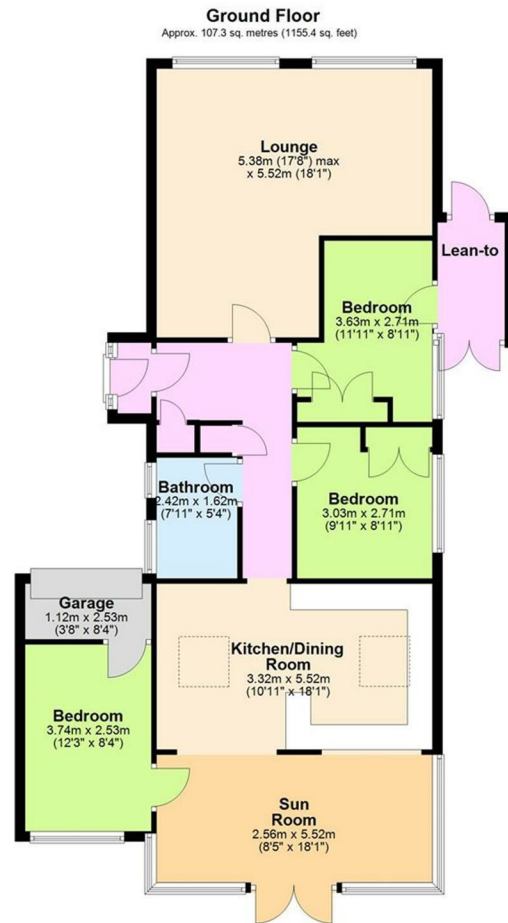


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# Floor Plan Cheviot Road



Total area: approx. 107.3 sq. metres (1155.4 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>                          |                         |           | (82 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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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