



4



3



2



TBC





Key Features

- Prime coastal setting just one road from the beach, offering the best of West Worthing seaside living
- Fully refurbished throughout with a high-quality, contemporary finish ready to move straight into
- Convenient ground-floor bedroom and bathroom, perfect for visiting guests or multi-generational living
- Separate living room and a dedicated utility room for added practicality
- Large, attractively landscaped rear garden featuring an apple tree and a versatile log cabin
- Beautiful sea views from the first-floor front bedrooms, adding charm and appeal
- Five well-proportioned bedrooms (or four plus a study/playroom), providing superb flexibility for family life
- Impressive open-plan kitchen, family and dining space with bi-fold doors opening onto the garden
- Smartly refitted first-floor shower room serving the main bedrooms
- Excellent kerb appeal with generous driveway parking and garage; vendors have already secured their onward purchase

Beautifully Refurbished Five-Bedroom Home Moments From the Beach

We are pleased to present this superbly remodelled and fully refurbished family home, situated in the highly sought-after Anscombe Close, just one road back from West Worthing's stunning beach and promenade. This exceptional property offers the perfect blend of coastal living, modern design, and everyday convenience. From the upper floors you can even enjoy charming sea views, while a beautiful beachfront park, local schools, Goring Road's extensive shopping parade, Worthing town centre, bus routes, and West Worthing mainline station are all close by.

Accommodation

Ground Floor

A welcoming and spacious entrance hall sets the tone for the quality throughout.

To the front is bedroom five, positioned next to the ground-floor bathroom. This arrangement offers excellent potential as self-contained living quarters for a dependent relative, guest suite, or flexible multi-generational living.

The property also features a comfortable separate living room, perfect for quieter evenings or entertaining. To the rear lies the stunning open-plan kitchen/family/dining space, beautifully designed with contemporary finishes and flooded with light through the full-width bi-fold doors opening onto the rear garden. A separate utility room provides valuable additional storage and appliance space.

First Floor

Upstairs are four spacious double bedrooms, with the two front-facing rooms enjoying wonderful sea views across the beach. A refitted modern shower room completes the first floor.

Outside

Rear Garden

Beautifully landscaped and designed for both relaxation and family use. It features mature planting, a charming apple tree, and a versatile log cabin, ideal for home working, hobbies, or a summer retreat.

Front Garden & Parking

The attractive frontage offers generous off-road parking for multiple vehicles, together with access to the garage.



robertluff.co.uk

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

Robert
Luff
& Co



robertluff.co.uk

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

Robert
Luff
& Co



robertluff.co.uk

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

Robert
Luff
& Co



robertluff.co.uk

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

Robert
Luff
& Co

Floor Plan Anscombe Close



Total area: approx. 151.8 sq. metres (1634.5 sq. feet)



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

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.

Robert
Luff & Co