Robert Luff & Co

Alberta Road, Worthing

Freehold - Offers In Excess Of £350,000

4

1

1

C

Description

We are delighted to offer to the market this well-presented and spacious four-bedroom family home, situated in this favoured Durrington location, close to local schools, supermarkets, parks, David Lloyd gym, and bus routes, with easy access to both the A27 and A24.

The ground floor includes an entrance porch, hallway, downstairs WC, fitted kitchen, and a large lounge/dining room with doors leading to the conservatory and rear garden. Upstairs, there are four bedrooms and a family bathroom. Outside, the property benefits from a front garden providing parking for multiple vehicles, a garage, and a private rear garden.

Key Features

- Well Presented Terraced Home
- Spacious Lounge/Dining Room
- Front & Rear Gardens
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Conservatory
- Ground Floor WC
- Garage
- Council Tax Band D

robertluff.co.uk

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

Robert Luff & Co

Frosted uPVC double glazed door leading to:

Entrance Porch
Laid wood effect floor, frosted double glazed window, with frosted uPVC double glazed front door leading to:

Hallway
Coving, laid wood effect flooring, and a cloak cupboard. Door to:

Ground Floor WC
Low flush WC, basin, tiled splash back walls, and frosted double glazed window.

Kitchen
3.68 x 2.37 (12'0" x 7'9")
A range of white fronted base and wall units with roll top work surfaces incorporating a one and a half bowl sink with mixer tap, four ring gas hob with extractor fan over, a Hotpoint double oven, space for under counter fridge/freezer, space and plumbing for dishwasher, double glazed window with westly aspect view over front garden, wall mounted Potterton Boiler, tiled splash backs, coving, and wood effect flooring. Door to:

Spacious Lounge/Dining Room
6.95 x 3.46 (max) (22'9" x 11'4" (max))
Two double windows, radiator, coving, under stairs storage cupboard, double opening double glazed French doors leading to:

Conservatory
3.65 x 2.45 (11'11" x 8'0")
Windows with view of the rear garden and sliding patio door to garden.

Turn stairs leading to:

First Floor Landing
Decorative coving and airing cupboard housing pre-lagged copper cylinder with slatted shelves.

Bedroom One
3.69 x 3.41 (12'1" x 11'2")
Recess wardrobe with hanging rail, double glazed window, radiator and coving.

Bedroom Two
3.44 x 2.53 (11'3" x 8'3")
Coving, double glazed window with view of rear garden, and a radiator.

Bedroom Three
3.41 x 2.75 (11'2" x 9'0")
Coving, double glazed window, radiator, and wardrobe with hanging rail and shelf.

Bedroom Four
2.75 x 2.38 (9'0" x 7'9")
Coving, double glazed window, radiator, and TV point.

Bathroom
With p-shaped bath with glass screen, mixer tap fitted with shower attachment, pedestal basin with mixer tap, low flush WC, heated towel rail, frosted double glazed window, and tiled walls.

Outside

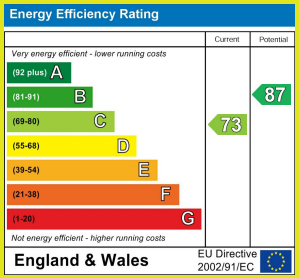
Front Garden
Off road parking for multiple cars, large lawn and patio areas with access to garage.

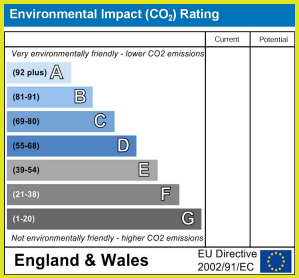
Garage
With up and over door, power, light, space and plumbing for washing machine, and wall mounted consumer unit.

Rear Garden
Lawn area, mature shrubs and flower border, and rear access gate.

Floor Plan Alberta Road

Total area: approx. 116.2 sq. metres (1251.3 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.

robertluff.co.uk

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

Robert Luff & Co