

Robert  
Luff & Co

Upper Brighton Road, Worthing

Freehold - Offers In Excess Of £700,000



4



3



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TBC





We are delighted to offer this substantial and extended four/five bedroom mock Tudor detached family home, located in the highly sought-after Broadwater district of Worthing. Combining characterful period features with modern living spaces, this impressive residence provides versatile accommodation ideal for contemporary family life.

## **Key Features**

- Substantial and extended mock Tudor detached family home
- Four double bedrooms plus versatile fifth bedroom/office
- Impressive entrance hallway with period-style wood panelling
- Spacious lounge and superb open-plan kitchen/family room
- Modern kitchen with central island and ample storage
- Utility room with fitted shower and ground floor cloakroom
- Integral garage with roller door and eaves storage
- Landscaped rear garden with patios, pergola and summer house
- Block-paved carriage driveway providing ample off-road parking
- Council Tax Band F | EPC Rating TBC

## **Ground Floor**

Upon entering, you are greeted by an impressive hallway with period-style wood panelling, creating a warm and characterful first impression. The ground floor comprises a spacious lounge, ideal for relaxing and entertaining, and a versatile office/bedroom five, perfect for home working or guests, along with a convenient cloakroom.

The kitchen, fitted with a central island and ample storage, flows seamlessly into a generous family room, creating a superb open-plan living space that opens directly onto the rear garden. A utility room with fitted shower and internal access to the integral garage adds practical convenience.

## **First Floor**

The first floor offers four well-proportioned double bedrooms and a modern family bathroom with both a bath and separate shower.

## **Outside**

The rear garden features extensive stone patios ideal for entertaining, a hardstanding patio with hot tub provision, a covered pergola, and a timber summer house. Lawned areas are complemented by mature shrubs, bushes, and additional external power points.

The front garden offers a block-paved carriage driveway with ample parking, enhanced by mature shrubs, trees, and a striking palm tree, creating an impressive approach.



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# Floor Plan Upper Brighton Road

## Ground Floor

Approx. 108.8 sq. metres (1171.6 sq. feet)

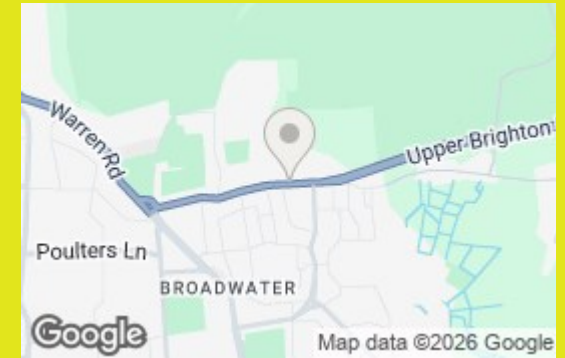


## First Floor

Approx. 60.9 sq. metres (655.9 sq. feet)



Total area: approx. 169.8 sq. metres (1827.5 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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