



4



2



2



C



Description

We are delighted to offer this beautifully presented and character-filled four-bedroom period home arranged over three floors, featuring elegant reception rooms, a modern kitchen/breakfast room, generous bedrooms, and a charming low-maintenance garden with excellent storage.

This impressive property blends period charm with modern convenience, offering versatile living spaces, stylish fireplaces, shutters to key windows, and thoughtful built-in storage throughout. With two generous reception rooms, four well-proportioned bedrooms, two WCs, and a well-appointed family bathroom, the home is ideal for growing families or those seeking additional work-from-home flexibility. A private rear garden with multiple storage options and side access further enhances this superb home.

Key Features

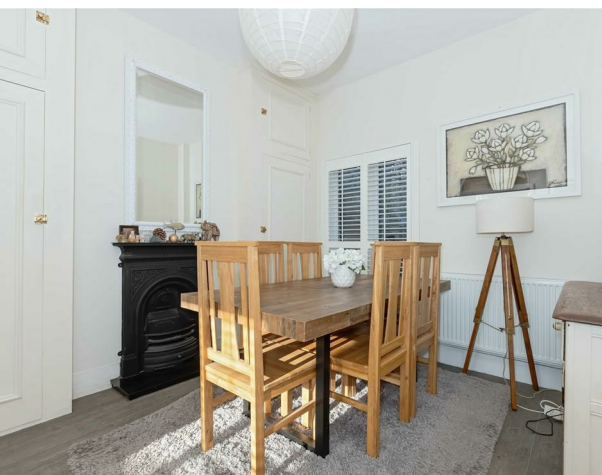
- Attractive four-bedroom period house arranged over three floors
- Spacious living room with bay window, shutters, and feature gas fireplace
- Modern kitchen/breakfast room with integrated appliances and side access
- Contemporary family bathroom with corner bath, shower, and vanity basin
- EPC Rating C
- Elegant entrance hall with coving, radiator, and characterful archway
- Bright dining room with French doors to the garden and built-in storage
- Well-proportioned bedrooms throughout, each with period features or storage
- Low-maintenance rear garden with power-connected storage and gated access
- Council Tax Band D



robertluff.co.uk

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

Robert
Luff & Co



Entrance Hall

Door to front, feature coving, radiator and characterful arch.

Ground Floor WC

Low level WC, wall mounted wash hand basin with tiled splashback, built in cupboard with meters and fuse board.

Living Room

Double glazed bay window to front with shutter, TV and phone point, gas fireplace, coving, two radiators, and feature arch opening to:

Dining Room

Double glazed french doors to rear garden, two built in storage cupboards, two radiators, and feature fireplace.

Kitchen/Breakfast Room

Two double glazed windows to side, double glazed door to side into garden, modern fitted kitchen with a range of wall and base units, integrated double electric oven, integrated five ring gas hob, cooker hood, integrated washing machine, integrated dishwasher, tiled splashback, space for American style fridge/freezer, one and half bowl sink/drain, radiator, and wall unit lighting.

Stairs to:

Split Level Landing

Bedroom One

Double glazed bay window with shutters to front, further double glazed window with shutters to front,

feature marble fireplace, two contemporary radiators, and coving.

Bedroom Two

Double glazed windows to rear and side, feature fireplace, radiator, and fitted wardrobes.

Bathroom

Double glazed half frosted window to rear, feature fireplace, shower cubicle, contemporary radiator, extractor fan, dual button WC, panel enclosed corner bath, large airing cupboard with radiator, wash hand basin set in vanity unit, part tiled walls, and towel rail.

Separate WC

Double glazed frosted window to side, radiator, dual button WC, extractor fan, and a part tiled walls.

Stairs to:

Second Floor Landing

Double glazed window to rear.

Bedroom Three

Currently used as a second living room, double glazed window to front with shutters, two radiators, feature fireplace, two eaves storage, built in wardrobe, and TV point.

Bedroom Four

Double glazed window to rear, contemporary radiator, fitted wardrobe, feature fireplace, and eaves storage.

Rear Garden

Outside tap, outside lights, wall enclosed with gated rear access, and

laid to patio. Storage cupboard with power and light and housing combination boiler and tumble dryer. Plastic storage unit and further storage cupboard with power and light.

Front Garden

Wall enclosed with original path leading to door.



robertluff.co.uk

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

Robert
Luff & Co



robertluff.co.uk

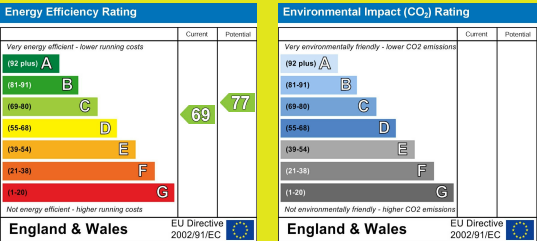
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Elizabeth Road



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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