

Robert  
Luff & Co

St. Dunstons Road, Worthing

Freehold - Asking Price £375,000



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TBC





We are delighted to offer this well-presented three-bedroom mid-terrace house, ideally located in the heart of West Worthing, just yards from the mainline station, local shops, parks, bus routes, and schools. The property benefits from spacious accommodation, a south-facing garden, and is offered to the market with no forward chain.

## Key Features

- Three bedroom mid-terrace house in central West Worthing
- Moments from mainline station, shops, parks, schools and bus routes
- Spacious open-plan through lounge/diner
- Extended kitchen/breakfast room to the rear
- Modern kitchen with built-in oven, gas hob and Worcester combi boiler
- Three well-proportioned bedrooms including two doubles
- Family bathroom with fully tiled walls and flooring
- South-facing rear garden with artificial lawn and decking area
- Large rear shed and front patio area, offered with no forward chain
- Offered with no forward chain | Council Tax Band C | EPC Rating TBC

The property features a spacious open-plan through lounge/diner, creating a bright and versatile living space that flows seamlessly into an extended kitchen/breakfast room across the rear. The kitchen is fitted with a range of wall and base units and includes a built-in electric oven, gas hob, Worcester combi boiler, and space for a fridge/freezer and washing machine, as well as room for a small breakfast table.

To the first floor, there is a generous double bedroom to the front, a further spacious double bedroom in the middle, and a small double bedroom to the rear. The family bathroom is fitted with a panel-enclosed bath and benefits from fully tiled walls and flooring.

Externally, the property boasts a private, south-facing rear garden, mainly laid to artificial lawn with a decking area, offering a low-maintenance outdoor space ideal for entertaining. The garden also benefits from a large shed at the rear. The front is laid to patio, and further advantages include no onward chain.



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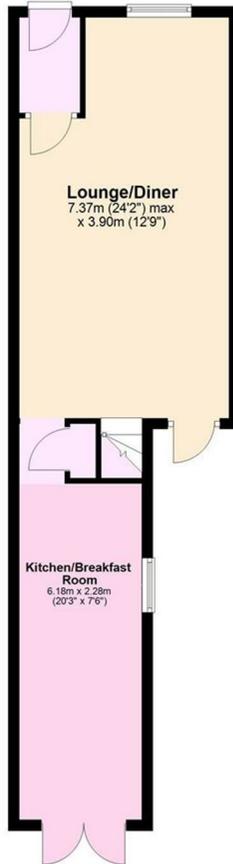
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# Floor Plan St. Dunstans Road

**Ground Floor**  
Approx. 45.6 sq. metres (490.3 sq. feet)



**First Floor**  
Approx. 45.6 sq. metres (490.3 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 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>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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