



3



2



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TBC





## Key Features

- Beautifully presented three-bedroom family home in East Worthing
- Cosy lounge with fitted real flame gas fire
- Spacious extended kitchen/diner with rear garden access
- Attractive re-fitted bathroom with P-shaped bath
- Loft room with storage in the eaves, Velux windows, and potential for conversion subject to planning
- Well-maintained rear garden with patio, lawn, vegetable patch, flower beds, two sheds, and greenhouse
- Front garden with off-road parking
- Double glazing throughout and a 4kW solar panel system for improved energy efficiency
- Ground-floor central heating and electric heating upstairs
- Council Tax Band C | EPC Rating TBC

We are delighted to offer this beautifully presented three-bedroom family home, situated in a popular East Worthing location. The property offers versatile and well-balanced accommodation throughout, including a spacious kitchen/diner, a loft room with storage, and a delightful rear garden with a westerly aspect. Local shops, parks, schools, bus routes, and the mainline station are all within easy reach.

This charming three-bedroom family home has been thoughtfully maintained and offers a warm and welcoming interior. The ground floor comprises a double-entry entrance porch leading into a bright hallway, a cosy lounge with a fitted real flame gas fire, and a spacious extended kitchen/diner that opens seamlessly onto the rear garden, ideal for both everyday living and entertaining. The property also benefits from a 4kW solar panel system, helping to improve energy efficiency and reduce running costs.

Upstairs, there are three well-proportioned bedrooms and an attractive re-fitted bathroom with a P-shaped bath. A pull-down loft ladder provides access to a loft room with storage in the eaves and Velux windows with blinds, perfect as a hobby space or occasional bedroom, with potential for conversion subject to planning.

Externally, the property benefits from a well-maintained rear garden with a westerly aspect, featuring a patio, lawn areas, vegetable patch, flower beds, two timber-built sheds, and a greenhouse. The front provides off-road parking.

Situated in a popular East Worthing location, the property is close to local shops, parks, schools, bus routes, and the mainline station, making it ideal for families or commuters. Additional benefits include double glazing, ground-floor central heating, electric heating upstairs, and the added advantage of owned solar panels.



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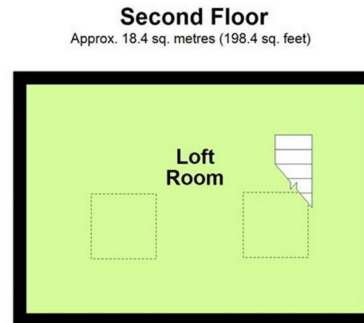
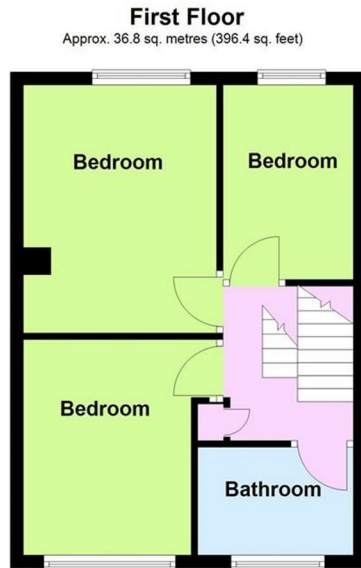
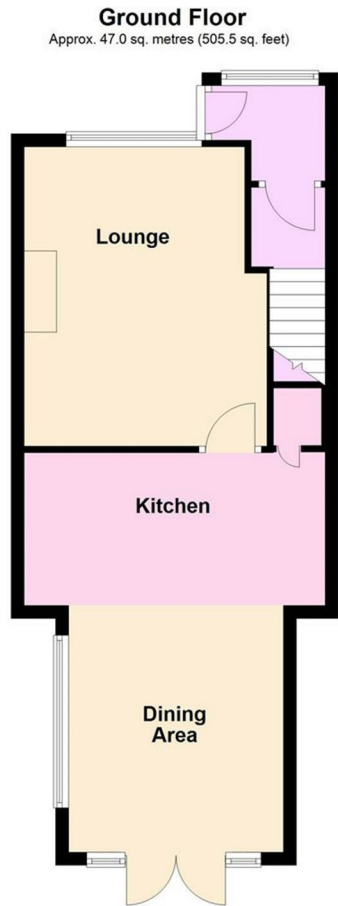


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# Floor Plan Southdownview Road



Total area: approx. 102.2 sq. metres (1100.2 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 |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | 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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