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## Description

Robert Luff & Co are delighted to offer to market this beautifully presented semi-detached Edwardian family home ideally situated in this highly sought after West Worthing location ideal for commuters with the mainline station, local schools, shops, parks, and town centre all nearby. Versatile accommodation offers entrance hall, a feature bay fronted living room with exposed brick and feature fireplace, separate lounge with bay and feature fireplace and a stunning open plan kitchen/ dining room opening out onto the garden. Upstairs are four bedrooms and a family bathroom. The property is contemporarily dressed and also benefits from a good size West facing rear garden and off road parking.



## Key Features

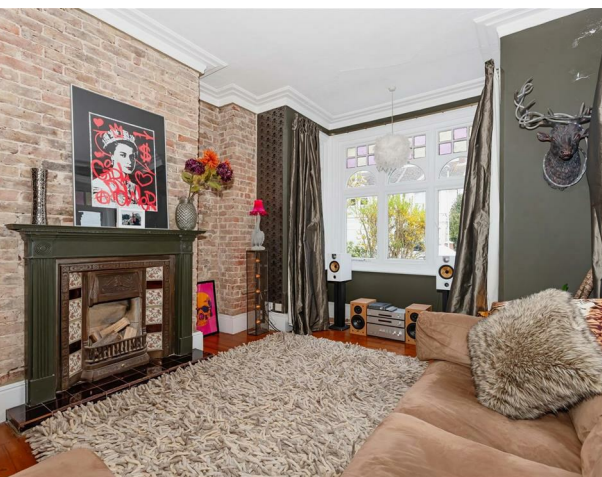
- Stunning Double Fronted Edwardian Property
- Favoured West Worthing Location
- Four Good Size Bedrooms
- Two Bay Fronted Reception Rooms
- Beautiful Spacious Kitchen / Breakfast Room
- EPC Rating - TBC
- Modern Family Bathroom
- Good Size West Facing Garden
- Off Road Parking to Front



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### Entrance

Double glazed UPVC door to hallway.

### Hallway

Strip wood flooring, radiator, cloak cupboard, further understairs storage cupboard.

### Living Room

**5.20 x 3.69 (17'0" x 12'1")**  
 bay window to front with strip wood floor, radiator, decorative coving, cast iron fireplace with tiled hearth, feature exposed brick wall, TV point.

### Dining Room

**4.76 x 3.58 (15'7" x 11'8")**  
 Dual aspect window, radiator, double glazed coving, wooden fire surround and cast iron insert, tiled floor.

### Kitchen / Breakfast Room

**7.74 max x 4.17 max (25'4" max x 13'8" max )**  
 Kitchen area, a range of white high gloss wall and base units, space and plumbing for washing machine, integrated dishwasher, space for range style oven, extractor fan, cupboard enclosed Baxi boiler, Oak worktop incorporating one and a half bowl sink with mixer tap, downlighters, Oak floor, double glazed window with view of garden, metro style tiled splash back, under-pelmet and unit lighting, wine rack.

### Breakfast Area

Dimmer switch, Oak laid flooring, contemporary radiator, space for fridge freezer and large dining table and chairs, TV point, double glazed French doors to garden.

Stairs leading up to:

### First Floor Landing

An attractive galleried landing with double glazed window, radiator, strip wood flooring.

### Bedroom One

**5.26 x 3.72 (17'3" x 12'2")**  
 Double glazed window, strip wood flooring, decorative coving, cast iron fireplace with tiled hearth, feature exposed brick wall, radiator.

### Bedroom Two

**5.26 x 3.78 (17'3" x 12'4")**  
 Strip wood painted flooring, double glazed window, coving, radiator, loft hatch.

### Bedroom Three

**4.30 x 3.82 (14'1" x 12'6")**  
 Painted strip wood flooring, double glazed window, decorative coving, radiator.

### Bedroom Four

**2.50 x 2.45 (8'2" x 8'0")**  
 Double glazed window, strip wood flooring.

**Bathroom**

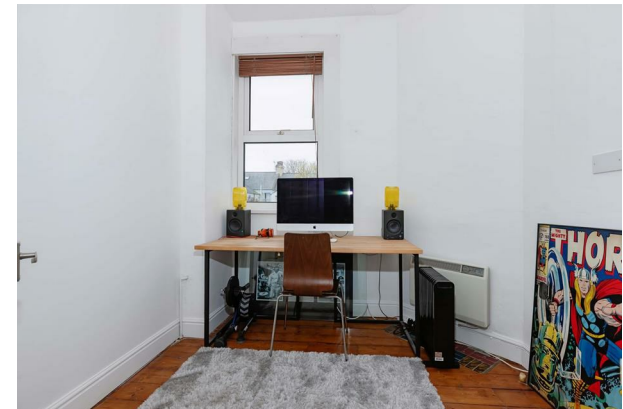
Panel enclosed bath with over-bath shower and glass screen, pedestal wash hand basin, low level flush W.C, radiator, tiled floor and walls, radiator, coving.

**Car Hard Standing**

Brick laid car hard standing to the front with flower beds and shrubs.

**Westerly Aspect Rear Garden**

With patio area, large lawn area, flower beds, trees and shrubs, outdoor tap, side gate.





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# Floor Plan Harrow Road

Ground Floor



First Floor



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>			(81 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Energy Efficiency Rating chart shows a current rating of 63 (D) and a potential rating of 82 (B). The Environmental Impact (CO<sub>2</sub>) Rating chart shows a current rating of B and a potential rating of A.

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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