

Robert
Luff & Co

St. Elmo Road, Worthing

Freehold - Offers In Excess Of £325,000



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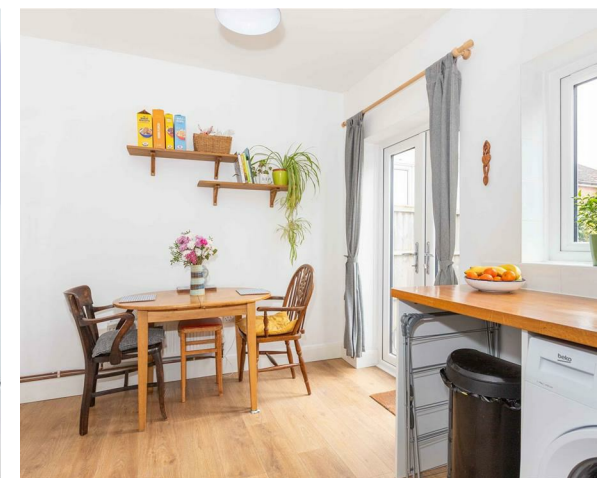


Description

We are delighted to offer this well-presented older style mid-terraced family home, ideally situated in the highly sought-after West Worthing location. The property is perfectly positioned close to local town centre shops, restaurants, parks, bus routes, and well-regarded school catchments, with both West Worthing and Worthing mainline stations nearby, making it ideal for commuters. Offering two double bedrooms, a modern kitchen/dining room and a mature west-facing rear garden, this charming home also benefits from gas central heating and new double glazing throughout.

Key Features

- Well-presented older style mid-terraced family home
- Sought-after West Worthing location close to amenities and transport links
- Entrance hall with coat rail storage space
- Spacious lounge with natural light, shelving and media points
- Modern kitchen/dining room with wood worktops and patio doors to garden
- Two double bedrooms, both with storage and built-in features
- Contemporary family bathroom with shower over bath and vanity unit
- Boarded loft accessed from landing providing additional storage
- Mature west-facing rear garden with lawn, fruit trees and wildlife pond
- Council Tax Band B | EPC Rating C





This attractive mid-terraced home offers well-balanced and thoughtfully arranged accommodation. On the ground floor, an entrance hall with coat rail space leads into a spacious, carpeted living room featuring a gas radiator, TV point, WiFi point, shelving storage, and a double glazed window providing plenty of natural light. To the rear is a modern kitchen/dining room fitted with wood laminate flooring, wall and base units with wood worktops, splashback tiling, and a range of integrated appliances including a four-ring gas hob, oven space, and plumbing for a washing machine, along with space for a fridge/freezer. The kitchen also benefits from a recently serviced combination boiler and useful understairs storage, with patio doors opening onto the rear garden.

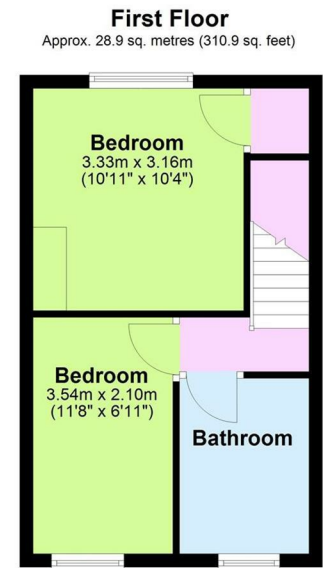
Upstairs, there are two double bedrooms, both well-proportioned, with Bedroom One featuring built-in cupboards and being recently refurbished, while Bedroom Two enjoys a west-facing aspect with built-in storage. The family bathroom is fitted with a panel enclosed bath with overhead electric shower, WC, sink set within a vanity unit, heated towel rail, spotlights, tiled walls, laminate tile-effect flooring, and a frosted double glazed window. The landing provides access to a boarded loft offering additional storage potential.

Externally, the property boasts a beautifully mature west-facing rear garden, mainly laid to lawn with established planting including cherry, pear, and apple trees, a pond attracting natural wildlife, and rear access to an alleyway. Further benefits include gas fired central heating and new double glazing throughout.





Floor Plan St. Elmo Road



Total area: approx. 58.3 sq. metres (627.2 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 73 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| 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.

