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## Description

We are pleased to offer to the market this well presented mid-terraced house, ideally situated in this popular East Worthing location close to local shops, schools, parks, bus routes and the mainline station.

Accommodation comprises an open plan lounge/dining room, a kitchen, and lean to/utility room with a separate WC. Upstairs, there are two double bedrooms and a family bathroom. The property also benefits from a generous rear garden and no ongoing chain.

## Key Features

- Mid-Terraced Home
- Open Plan Living Area
- Utility Room
- Council Tax Band B
- Two Double Bedrooms
- Ground Floor WC
- Low Maintenance Rear Garden
- No Chain



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### Entrance Porch

Door into:

### Lounge

**4.08 x 4.61 (13'4" x 15'1")**

With double glazed bay fronted window, tv point, telephone point and radiator.

### Dining Room

**3.59 x 2.81 (11'9" x 9'2")**

Double glazed window to rear and radiator.

### Kitchen

**3.41 x 1.69 (11'2" x 5'6")**

Fitted kitchen with range of base and wall units, sink with drainer, space for oven, part tiled walls, double glazed window and door to rear.

### Lean To/Utility Room

**3.56 x 2.29 (11'8" x 7'6")**

With plumbing for washing machine, double glazed window and doors out to rear garden, storage cupboard and power.

### Ground Floor WC

With high level flush WC and a window.

### Landing

Access to loft.

### Bedroom One

**3.77 x 3.43 (12'4" x 11'3")**

Double glazed window to front, radiator and tv point.

### Bedroom Two

**3.43 x 2.40 (11'3" x 7'10")**

Double glazed window to rear and radiator.

### Bathroom

**2.54 x 2.08 (8'3" x 6'9")**


Double glazed frosted window to rear, panel enclosed bath with shower over, dual button WC, wall mounted wash hand basin, tiled walls, a cupboard housing combi boiler and heated towel rail.

### Rear Garden

A good size, fully enclosed paved rear garden with a storage shed and gated access.





| Energy Efficiency Rating                    |                            | Environmental Impact (CO <sub>2</sub> ) Rating                                      |   |
|---|----------------------------|---|---|
|   | Current                    | Potential   |   |
| Very energy efficient - lower running costs |                            |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                            |   | (92 plus) <b>A</b>  |
| (81-91) <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 energy efficient - higher running costs |                            |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   | 2002/91/EC                 |   | 2002/91/EC  |

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