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## Description

GUIDE PRICE - £300,000 - £320,000.

We are delighted to present this spacious mid terraced family home, ideally located in a sought after central position. The property offers three well proportioned bedrooms, along with a versatile loft room currently used as a fourth bedroom. Conveniently situated close to Worthing Town Centre with a wide range of amenities including shops, restaurants, parks, bus routes, Worthing Hospital, the seafront, and the mainline railway station.

The accommodation also benefits from two spacious reception rooms, a kitchen, a shower room, and a separate WC. Additional features include double glazing, gas-fired central heating, and a low-maintenance private rear patio garden.

PLEASE NOTE THIS PROPERTY IS IN NEED OF RENOVATION WORKS INTERNALLY AND EXTERNALLY. VIEWING ADVISED TO CONSIDER.



## Key Features

- Mid-Terraced Family Home
- Two Reception Rooms
- Renovation Works Needed
- Private Rear Patio Garden
- Four Bedrooms
- Double Glazing
- Town Centre Location
- Council Tax Band B



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Glazed front door to:

**Hallway**

with radiator and throughway to reception areas.

**Lounge Area**

**3.89m x 3.35m (12'9 x 11)**  
Double glazed bay window to front, radiator, cupboard housing electric consumer unit, and telephone point.

**Dining Area**

**4.01m (into recess) x 3.23m (13'2 (into recess) x 10'7)**  
Coving, radiator, under stairs storage cupboard, and double opening double glazed doors to rear garden.

**Kitchen**

**3.99m x 2.24m (13'1 x 7'4)**  
A range of grey fronted base and wall units, work surfaces incorporating a one and half bowl sink with mixer tap, electric oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, tumble dryer and appliance space, further space for fridge/freezer, downlighters, tiled floor, and dual aspect double glazed windows.

Stairs to:

**First Floor Landing**

Airing cupboard with pre-lagged copper cylinder and slatted shelves.

**Bedroom One**

**3.89m (max into bay) x 3.05m (12'9 (max into bay) x 10'32)**  
Double glazed bay window to front, radiator and coving.

**Bedroom Two**

**3.38m x 3.10m (11'1 x 10'2)**  
Double glazed window, radiator and coving.

**Bedroom Three**

**3.05m x 2.13m (10'15 x 7'69)**  
Radiator and dual aspect double glazed windows.

**Separate WC**

WC, tiled walls and double glazed window.

**Shower Room**

With fitted large corner shower cubicle with shower, basin set in vanity unit with mixer tap, coving, frosted double glazed window and heated towel rail.

Further stairs to:

**Second Floor Landing**

**Bedroom Four**

**4.88m x 2.82m (16 x 9'3)**  
With period cast iron fireplace, Velux windows with east and westerly aspects, and radiator.

**Store Room**

**3.15m (maximum into eaves with restricted headroom (10'4 (maximum into eaves with restricted headroom))**  
Radiator and storage cupboard.

**Outside**

Low maintenance patio garden with laid patio and walled seating area.



# Floor Plan Park Road



Total area: approx. 113.0 sq. metres (1216.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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