



## Hythe Road, Worthing



Offers In Excess Of  
£700,000  
Freehold

- Detached House
- Large Plot
- Chain Free
- Quiet Location
- Council Tax Band -
- Three / Four Bedrooms
- West Facing Garden
- Potential to Extend
- Freehold
- EPC -

Robert Luff & Co are pleased to present this unique opportunity to own a charming three / four double bedroom detached chalet located moment from the beach just off of Grand Avenue in Worthing. The property boasts 174 sqm of living space with plenty of opportunity to create a stunning forever home. In brief the layout upstairs comprises two double bedrooms and a bathroom. Downstairs accommodation includes a bedroom, and living room that could also be a bedroom, dining room, kitchen / breakfast room, conservatory, bathroom and two W/C's. The property also benefits a garage, large west facing rear garden and off road parking for multiple cars.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Porch

Entrance Hall

Bedroom One 13'3" x 14'8" (4.06 x 4.48)

Living Room 16'10" x 11'11" (5.14 x 3.65)

Dining Room 15'8" x 11'11" (4.80 x 3.65)

Kitchen / Breakfast Room 23'4" x 8'8" (7.13 x 2.66)

Conservatory 17'0" x 8'7" (5.20 x 2.64)

Bathroom 8'6" x 5'11" (2.60 x 1.82)

W.C 4'3" x 5'3" (1.30 x 1.62)

W.C 4'3" x 3'3" (1.30 x 1.00)

Store Room 7'10" x 6'0" (2.40 x 1.84)

First Floor Landing

Bedroom Two 13'9" x 12'2" (4.21 x 3.72)

Bedroom Three 8'7" x 12'2" (2.62 x 3.72)

Bathroom 9'2" x 7'5" (2.81 x 2.28)

Front Garden

Off road parking for multiple cars, access to garage and side access to rear of property.

Rear Garden

West facing and a really good size, access to front of property, patio area, mainly laid to lawn, various flowers and shrubs.

Garage 15'7" x 8'8" (4.75 x 2.66)

Up and over main door, wall mounted gas and electricity meters.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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# Floorplan



Total area: approx. 186.9 sq. metres (2012.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.