



## Cotswold Road, Worthing

£1,350 Per  
Calendar Month

- Mid Terrace House
- 2 Double Bedrooms
- Available END OF August 2024
- Council Tax Band - B
- Easy Access to A27 & A24
- Off Road Parking
- EPC Energy Rating D (65)
- AVAILABLE JULY / AUGUST 2026

Robert Luff & Co Lettings are pleased to present this mid terraced property located in the Durrington area. Accommodation comprises; hallway, living room, kitchen, two bedrooms and bathroom. This property also benefits from a private rear garden and driveway to the front providing off road parking.

AVAILABLE JULY 2026

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## Accommodation

**Upvc Front Entrance Door Into:**

### Hallway

Radiator, stairs leading up and door into:

### Living Room 13'11" x 13'5" (4.24 x 4.09)

double glazed window to front aspect, feature fireplace, television point, telephone point, radiator, wood effect laminate flooring, coved and textured ceiling and door leading into:

### Kitchen 14'2" x 6'10" (4.32 x 2.08)

Two double glazed windows to the rear of the property, double glazed back door leading out onto the garden, matching range of wall and base units with matching chrome handles, one and a half bowl stainless steel sink with mixer tap and drainer inset to marble effect work top surface, integrated fridge/freezer and built in oven with four ring gas hob. Understairs storage cupboard providing hanging space and housing meters, space and plumbing for washing machine, boiler, part tiled walls and textured ceiling.

### First Floor Landing

Doors leading to all rooms.

### Bedroom One 13'0" x 9'11" (3.96 x 3.02)

Double glazed window to front aspect, built in storage cupboard providing hanging space, feature fireplace, radiator, television point, coved and skimmed ceiling.

### Bedroom Two 10'4" x 8'5" (3.15 x 2.57)

Double glazed window to rear aspect enjoying views the garden, radiator, coved and textured ceiling.

### Bathroom

Frosted double glazed window to rear aspect, matching white suite comprising of panel enclosed bath with glass screen and shower head above. Low level flush u.c, pedestal wash hand basin with chrome mixer taps, built in airing cupboard, radiator, part tiled walls, tiled flooring, coved and textured ceiling.

### Garden

L shaped garden, partly laid to lawn, partly laid to patio ideal for entertaining with space for table and chairs.

### Driveway

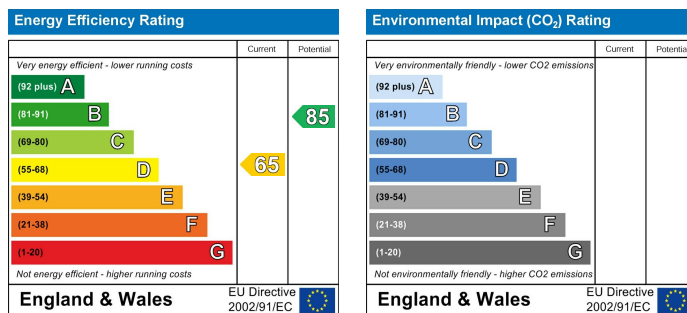
Hard standing space providing off road parking.



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