



3



2



2



E





## Key Features

- Beautiful Victorian semi-detached house
- Three-bedroom accommodation arranged over three floors
- Impressive loft master bedroom with ensuite shower room
- Two further generous double bedrooms
- Large refitted family bathroom with bath and separate shower
- Bay-fronted living room with feature fireplace and separate dining room
- Modern fitted kitchen with direct access to the garden and recently installed boiler (December 2024)
- Private driveway providing valuable off-road parking
- Landscaped enclosed rear garden in a highly sought-after West Worthing location
- Council Tax Band C | EPC Rating E

**\*\* Guide Price £425,000 - £450,000 \*\***

We are delighted to offer this charming Victorian semi-detached home, ideally positioned within the highly sought-after Elm Grove catchment and conveniently located for Goring Road shopping parade, West Worthing beach and promenade. Offering generous three-bedroom accommodation arranged over three floors, the property combines attractive period character with modern living and benefits from a superb loft master suite with ensuite shower room, private driveway and landscaped enclosed rear garden.

Stepping inside, the generous entrance hall immediately sets the tone, with the property's period character continuing throughout the principal reception rooms. The bay-fronted living room is an inviting space, featuring a striking fireplace and attractive Victorian detailing, while the separate dining room provides a more formal setting for entertaining and family gatherings.

At the rear, the modern fitted kitchen is designed for everyday practicality, with doors opening onto the garden and creating a natural flow between the kitchen and outside space. The property also benefits from a recently installed boiler, fitted in December 2024. The first floor provides two well-proportioned double bedrooms alongside a spacious, beautifully refitted family bathroom, complete with both a bath and separate shower.

A particular highlight is found on the top floor, where a generous loft room has been arranged as the principal bedroom. This impressive retreat offers excellent proportions and the added luxury of a private ensuite shower room, creating a versatile and highly desirable master suite.

Outside, the property benefits from its own private driveway to the front, providing valuable off-road parking. The enclosed rear garden has been thoughtfully landscaped to create an attractive and peaceful setting, offering a pleasant space for relaxing or entertaining outdoors.

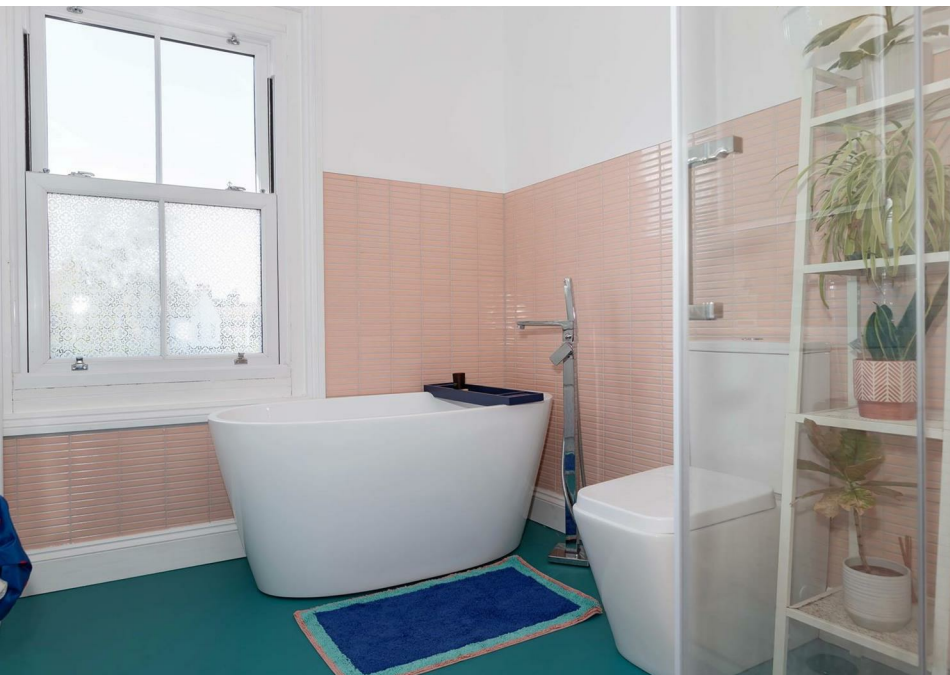
The location further enhances the appeal, with the independent shops, cafés and amenities of Goring Road within easy walking distance. West Worthing beach and promenade are also nearby, providing an ideal setting for coastal walks, cycling and enjoying the seafront. West Worthing railway station, bus services, schools, parks and recreational facilities are all readily accessible, making this an excellent base for both family life and commuting.



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## Floor Plan The Drive



Total area: approx. 101.8 sq. metres (1096.1 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (61-81) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (49-60) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (35-48) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-34) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (11-20) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           |                                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.

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