



3



1



2



D



Description

Robert Luff & Co are pleased to offer this well presented Georgian style mid-terrace exclusive home, ideally situated in this quiet cul-de-sac with local shops, beach and mainline station nearby. Accommodation offers entrance hall, ground floor wc, through lounge/dining room and good size kitchen. Upstairs there are three good size bedrooms, master bedroom with Juliet style balcony and shower room. The property also benefits from a landscaped rear garden and garage in compound. Available on 17th April



Key Features

- Georgian Style Mid-Terrace Home
- Master with Juliet Balcony
- Garage
- Unfurnished
- Three Good Size Bedrooms
- Shower Room
- EPC Rating D
- Available May



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Part Frosted Double Glazed Door

Hallway

Radiator, thermostat control, carpeted.

Ground Floor WC

Double glazed frosted window, wc, wash hand basin, vinyl.

Living Room/Dining Room **8.36 x 2.64 (27'5" x 8'8")**

Double glazed window into bay to front with radiator below and further radiator towards the rear, double glazed door and window to rear, feature fireplace, wooden flooring.

Kitchen

3.23 x 2.44 (10'7" x 8'0")

Double glazed window to rear, part tiled walls, matching range of wall and base units, one and half bowl sink unit inset to worktop with drainer and mixer tap, built in cooker, hob and extractor hood. Space/plumbing for washing machine and fridge freezer.

First Floor Landing

Access to loft space, carpeted.

Bathroom

Part tiled walls, double glazed frosted window to rear, double length shower, wc, wash hand basin, heated towel rail, vinyl.

Bedroom One

4.27 x 2.77 (14'0" x 9'1")

Double glazed window and door to Juliet Balcony facing south, built in wardrobe, radiator, carpeted.

Bedroom Two

3.23 x 3.18 (3.22 x 3.17)

(10'7" x 10'5")

Double glazed window to rear with radiator below, carpeted.

Bedroom Three

3.23 x 2.13 (10'7" x 7'0")

Double glazed window to front with radiator below, built in storage cupboard, carpeted.

Garden

Paved area leading to lawn with decorative shrubbery.

Garage

5.44 x 2.39 (17'10" x 7'10")

Garage with up and over door.

Fees Apply

£360 incl. VAT Single applicant
£540 incl. VAT Joint applicant
£180 incl. VAT Guarantor/ any further applicant All fees include: Referencing, Check in and out, and inventory costs



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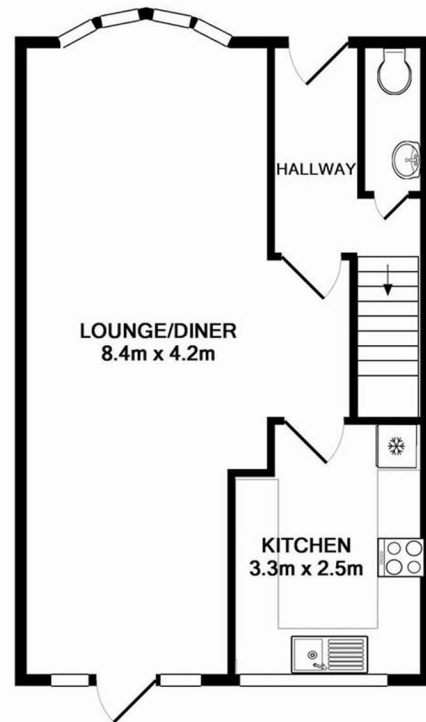


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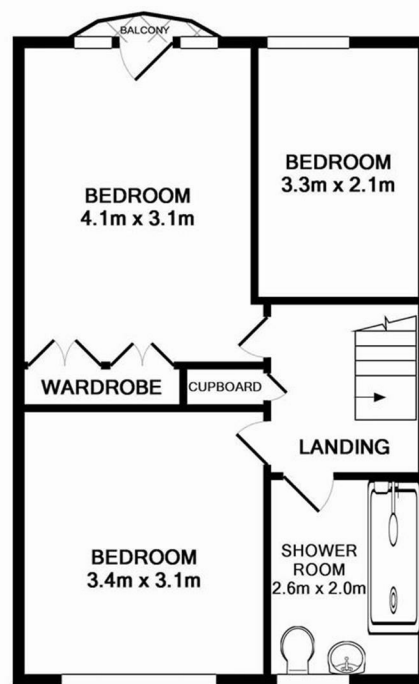
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Floor Plan Berkeley Square

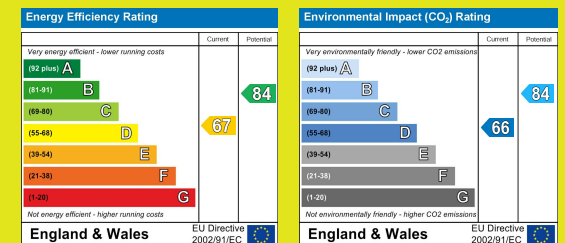


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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