



Church Road, Worthing



Asking Price
£270,000
Freehold

- Charming Period Cottage
- Favoured Tarring Village Location
- Low Maintenance Rear Garden
- Double Glazing & Central Heating
- Two Bedrooms
- Kitchen / Breakfast Room
- EPC Rating - TBC
- Workshop

Robert Luff & Co are delighted to offer to market this charming cottage ideally situated in this sought after Tarring Village location close to local shops, schools, parks, bus routes and the mainline station. Accommodation offers living room, kitchen / breakfast room, two bedrooms and bathroom. Other benefits include a low maintenance rear garden, double glazing and a workshop.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Entrance

Solid wood front door with spy hole, opening into:

Reception Room 12'0 x 10'10 (3.66m x 3.30m)

South facing reception room, laminate wood effect flooring, brick fireplace with Oak mantel, floor-to-ceiling storage cupboard housing electric meters.

Kitchen / Breakfast Room 10'10 x 10'2 (3.30m x 3.10m)

Fitted kitchen with a range of light wood wall and base units with a built in breakfast bar, one and a half bowl stainless steel sink unit with mixer tap and drainer inset to work surfaces, built in cooker, four ring hob with extractor above, tiled splash back, space and plumbing for washing machine and fridge freezer, wall mounted Worcester boiler, tiled floor, window with view of the garden, radiator, double glazed door leading out to the garden.

Understairs cupboard offering useful storage.

Stairs leading up to:

First Floor Landing

With access to all rooms and loft space.

Bedroom One 12'2 x 11'0 (3.71m x 3.35m)

South Facing double bedroom, radiator, coving, loft hatch, dimmer switch.

Bedroom Two 10'3 x 5'5 (3.12m x 1.65m)

Overlooking the rear garden, airing cupboard housing hot water tank.

Bathroom

Wood panel enclosed bath with mixer tap, over-bath shower and screen, low level flush W.C, pedestal wash hand basin, frosted double glazed window, heated towel rail, tiled walls, coving.

Outside

Mainly laid to patio with flower and shrub borders, to the rear of the garden is a timber workshop on a concrete base ideal for storage or a hobbies room.

Approximate Rental

Expected rental £950 - £1000 per calendar month
Yield of 4.6%

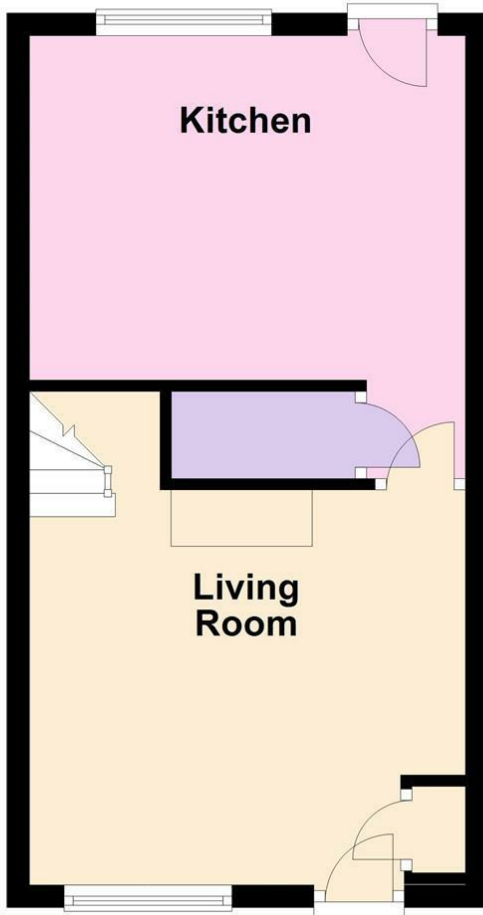


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

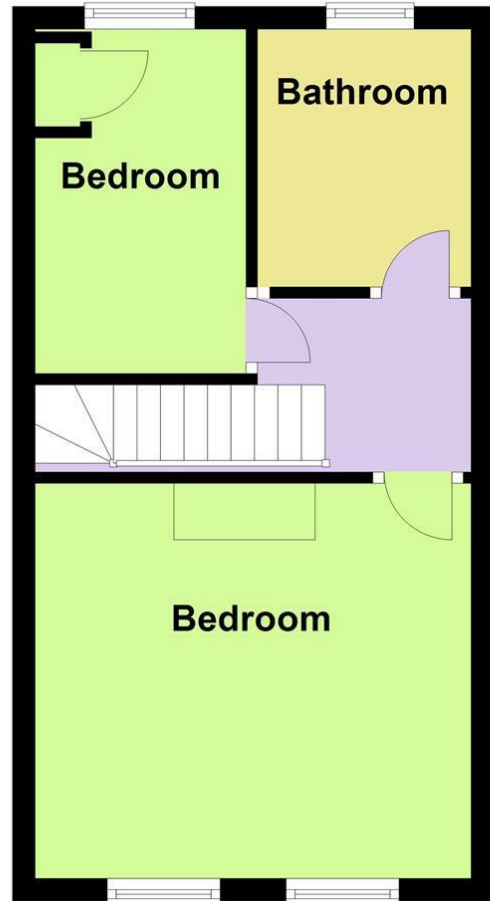
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Ground Floor



First Floor



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

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

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