



Poulters Lane, Worthing

Offers In Excess Of
£500,000
Freehold

- Semi Detached Family Home
- Four Bedrooms
- Modern Kitchen / Diner
- Large Utility Room with Ground Floor Shower Room
- Ample Off Road Parking to Front
- Offington Park Location
- Three Reception Rooms
- EPC Rating - D
- South Facing Garden
- TAB School Catchment

Robert Luff & Co are delighted to offer to market this stunning extended semi detached family home ideally situated in this highly sought after Offington Park location close to local shops, parks, schools, bus routes, the mainline station and with easy access to both the A24 and the A27 nearby. Accommodation offers entrance porch into entrance hall, bay fronted living room, modern open plan kitchen / diner, large utility room with shower room, family room leading out to the garden and ground floor bedroom four. Upstairs are three further bedrooms and a family bathroom. Other benefits include a large South facing rear garden and a driveway providing ample off road parking.

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Accommodation

Internal

This property benefits from engineered Oak flooring throughout the living and kitchen areas, a beautiful modern open plan kitchen / diner fitted with a range of shaker style wall and base units, breakfast bar with space for stools, butler sink unit with mixer tap inset to solid wood work surfaces, space for a range style cooker with extractor fan above, integrated fridge / freezer. Door leading from the kitchen into utility room with base units, work surfaces incorporating a stainless steel sink unit with mixer tap, space and plumbing for washing machine, fridge / freezer and further space for appliances. Within the utility room is a ground floor W.C and refitted shower room.

The former garage has been converted to create a downstairs bedroom four coming off the utility room, this could offer great annexe potential. Upstairs are three good size bedrooms and a modern spacious refitted family bathroom.

Outside

The property boasts a good size South facing garden enjoying the sun all day, this can be accessed via the double doors leading from the living space or from a further door off of the utility room. The garden is fence enclosed and mainly laid to lawn with flower and shrub borders. The front garden is paved to provide off road parking for multiple vehicles.

Location

On the borders of Offington and Thomas 'A' Becket, the property is situated within the popular Thomas 'A' Becket and Broadwater Church of England school catchment. Local shops, cafes and restaurants are within walking distance at the Broadwater Village shops. Buses run along the road and Worthing mainline station is also easily accessible.

Lounge 14'9 x 13'0 (4.50m x 3.96m)

Dining Room 10'4 x 10'0 (3.15m x 3.05m)

Kitchen 19'6 x 12'9 (5.94m x 3.89m)

Utility Room 13'2 x 7'9 (4.01m x 2.36m)

Bedroom One 14'0 x 11'11 (4.27m x 3.63m)

Bedroom Two 14'0 x 11'11 (4.27m x 3.63m)

Bedroom Three 8'11 x 7'3 (2.72m x 2.21m)

Bathroom 8'3 x 7'1 (2.51m x 2.16m)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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.