



Offers In Excess Of
£220,000
 Freehold

Upper High Street, Worthing

- Unique Detached Villa
- Convenient Central Worthing Location
- Beautiful Fitted Kitchen
- Double Bedroom
- EPC RATING: C
- Stunning Bathroom
- Enclosed Rear Garden
- Open Plan Living

Robert Luff & Co Lettings are delighted to offer to market this beautifully presented detached new build villa ideally situated in this central Worthing location close to town centre shops, schools, parks, bus routes and mainline station nearby. Accommodation offers open plan living room / kitchen area, double bedroom and bathroom. Other benefits include a enclosed rear garden and a hard standing to front. Available Now.

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

Double glazed door into;

Entrance

Built in cupboard housing boiler and electrics, opening up into;

Open Plan Living Room 19'4" x 13'8" max (5.89 x 4.17 max)

Feature double glazed floor to ceiling window to front and side aspect, oak flooring throughout with underfloor heating and wall mounted thermostat, double glazed frosted window to side aspect, feature vaulted ceiling with double glazed roof windows allowing natural light, further double glazed frosted window to side aspect, TV point, telephone point, space for dining room table and chairs, open plan to;

Kitchen Breakfast Area 9'8" x 8'3" (2.95 x 2.51)

Stainless steel sink unit inset to marble effect work surface with designer mixer tap and drainer, matching range of high gloss wall and base units with built in oven, four ring induction hob and extractor hood above, integrated fridge freezer and washing machine, marble splash back, extended breakfast bar, vaulted ceiling with spotlights.

Bedroom 20'2" x 9'10" (6.15 x 3.00 (6.14 x 2.99))

Feature double glazed sky light, double glazed frosted window to rear, oak flooring throughout, underfloor heating with wall mounted thermostat, TV point, telephone point, skimmed ceiling, spotlights, double glazed french doors leading out to the garden.

Bathroom

Double glazed frosted window to side aspect, tiled floor with underfloor heating, feature designer wash hand basin with chrome mixer tap and low level flush w/c inset to vanity unit with mirror above and storage below, 'P' shaped panel enclosed bath with chrome designer mixer tap, mains fed shower over and screen, wall mounted heated towel rail, extractor fan and feature panelled walls.

Rear Garden

Feature enclosed rear garden being decked with space for table and chairs.

Front Garden

Block paved hard standing with bike storage.

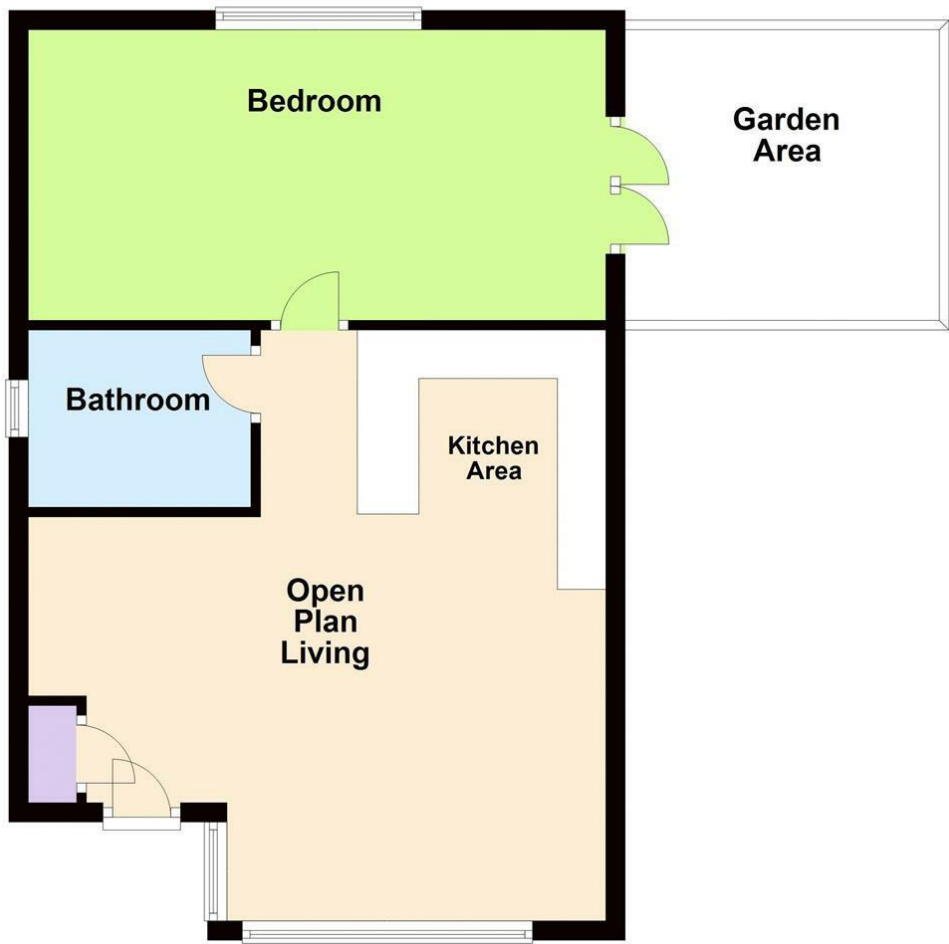


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan



Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(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	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(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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