



Salvington Road, Worthing

Offers In Excess Of
£400,000
Freehold

- Detached House
- Four / Five Bedrooms
- Outbuilding
- Two Loft Rooms
- Bay Fronted Living Room
- EPC Rating - TBC
- Conservatory
- Kitchen & Utility Room
- Ground Floor Wet Room
- Enclosed Rear Garden

Robert Luff & Co are delighted to offer to market this detached family home ideally situated in this popular Salvington location close to local shops, parks, schools, bus routes and with easy access to both the A24 and A27. Versatile accommodation offers entrance hall, bay fronted living room, two ground floor bedrooms, dining room, kitchen, conservatory, utility room and wet room. Upstairs are two further double bedrooms, one with dressing area, a separate W.C and two loft rooms. In the rear garden is a large studio. Other benefits include a garden and hard standing to front.

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Accommodation

Entrance

Frosted double glazed door to hallway, radiator, laid wood flooring, space and plumbing for washing machine, downstairs cupboard, laid wood flooring, thermostat.

Lounge 19'0 x 14'4 max (5.79m x 4.37m max)

Double glazed leaded light window to front and side, wood fire surround, gas fire, two radiators, TV point.

Living / Dining Room 11'8 x 10'7 (3.56m x 3.23m)

Radiator, cupboard enclosed boiler, TV point, double glazed door to conservatory.

Conservatory 11'6 x 10'5 (3.51m x 3.18m)

Double glazed window, double glazed door to garden, further stable door to lean-to.

Lean-To

Double glazed window.

Kitchen 9'6 x 7'8 (2.90m x 2.34m)

Range of wood fronted wall and base units, one and a half bowl sink unit with mixer tap and drainer inset to work surfaces, space and plumbing for dishwasher, space for cooker, tiled splash back, radiator, two double glazed windows, space for fridge freezer.

Bedroom Four 7'8 x 7'7 (2.34m x 2.31m)

Radiator, double glazed window.

Bedroom Three 15'0 x 6'8 (4.57m x 2.03m)

Radiator, double glazed leaded light window.

Ground Floor Shower Room

Wet room shower and fitted shower, low level flush W.C, wash hand basin, frosted double glazed window, tiled walls, radiator.

Stairs leading up to:

First Floor Landing

Leaded light double glazed window, radiator, cupboard housing tank, stairs leading up to:

Loft Room

Two Velux windows, housing water tank.

Bedroom One 10'7 x 9'9 (3.23m x 2.97m)

Leaded light double glazed window, radiator, through way to dressing area, radiator, Velux window, built in cupboards either side of the bed.

Bedroom Two 11'9 x 11'5 (3.58m x 3.48m)

Double glazed window, range of fitted cupboards with access to cupboards behind, radiator.

Separate W.C

Low level flush W.C, wash hand basin with mixer tap.

Outbuilding 20'5 x 9'9 (6.22m x 2.97m)

Studio room with double glazed french doors to garden, utility area with base units, worktops, space for fridge freezer, laid wood flooring, double glazed door to decking.

Studio Bedroom One 9'4 x 8'7 (2.84m x 2.62m)

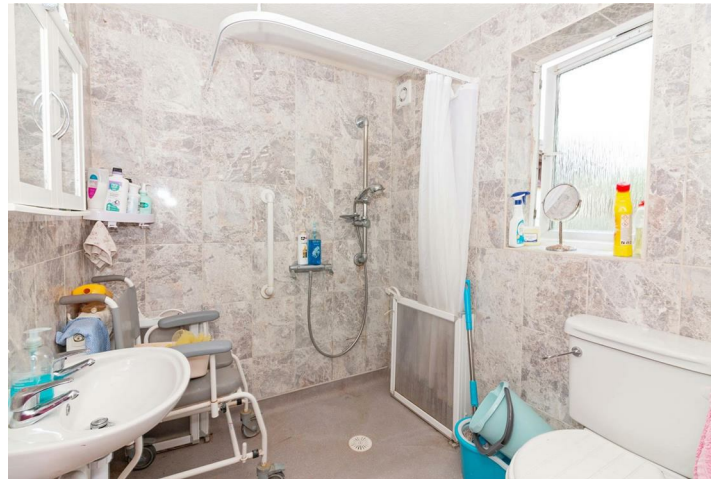
Double glazed window.

Studio Bedroom Two 8'5 x 5'6 (2.57m x 1.68m)

Double glazed window.

Garden Area

Rear access gate to large car hard standing for a motor home/ caravan and one car, decking area, timber shed, range of trees and shrubs, mature trellising, lawn area, further timber shed, additional parking to the rear.



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Floorplan



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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