



Pavilion Road, Worthing



Offers In Excess Of
£475,000
Freehold

- Beautiful Spacious Period House
- Convenient Central Worthing Location
- Open Plan Kitchen / Dining Room
- Period Features
- Parking to Front
- Four Good Size Bedrooms
- Large Contemporary Kitchen / Breakfast Room
- EPC Rating - TBC
- Southerly Aspect Garden
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this beautifully presented terraced Period family home ideally situated in this popular central Worthing location within the Thomas 'A' Becket catchment close to local shops, parks, schools, bus routes and the mainline station. Accommodation offers entrance hall, bay fronted living room with feature fireplace opening through to dining room and stunning large open plan kitchen / breakfast room with double glazed doors to garden. Upstairs are four good size bedrooms including a beautiful bright and airy bay fronted master bedroom and a family shower room. Other benefits include a low maintenance Southerly aspect rear garden and car hard standing to the front for off road parking.

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Accommodation

Entrance

Period front door to porch and door to hall.

Hallway

Wood flooring, radiator, corbels, understairs storage, telephone point, thermostat, door into:

W.C

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

Lounge / Dining Room

Lounge Area 17'8 x 13'2 (5.38m x 4.01m)

Strip wood flooring, radiator, sash windows, Period style radiator, wooden fire surround, decorative coving and picture rail.

Dining Room 12'2 x 10'8 (3.71m x 3.25m)

Glazed door to garden, decorative coving, cast iron fireplace with tiled insert and hearth, decorative coving, radiator.

Spacious Kitchen / Breakfast Room 27'0 x 11'0 (8.23m x 3.35m)

A wide range of matte dark grey units with wooden work surfaces incorporating a black sink and mixer tap, five ring gas hob, twin Hotpoint fan assisted ovens with extractor fan over, feature exposed brick splash back and further white metro tiled splash back, space for American style fridge freezer, integrated fridge freezer, Period style radiator, wood flooring, space for dining table and chairs, two sash windows and double glazed doors to garden, downlighters, space and plumbing for washing machine, integrated dishwasher, dimmer switch, cupboard enclosed boiler.

Landing

With loft hatch, coving, downlighters.

Bedroom One 17'3 x 17'0 max into bay (5.26m x 5.18m max into bay)

Radiator, sash cord bay window, further double glazed window, cast iron fireplace, wood flooring, decorative coving, picture rail.

Bedroom Two 10'7 x (3.23m x)

Cast iron fireplace, picture rail, radiator, double glazed window.

Bedroom Three 11'3 x 9'7 (3.43m x 2.92m)

Double glazed window with Southerly aspect, laid wood flooring, coving, radiator, cast iron fireplace.

Bedroom Four 8'9 x 7'6 (2.67m x 2.29m)

Frosted double glazed window.

Shower Room

Large shower cubicle with fitted shower, wash hand basin with mixer tap, low level flush W.C, two frosted double glazed windows, heated towel rail, tiled splash back, laminate wood flooring.

Front Garden

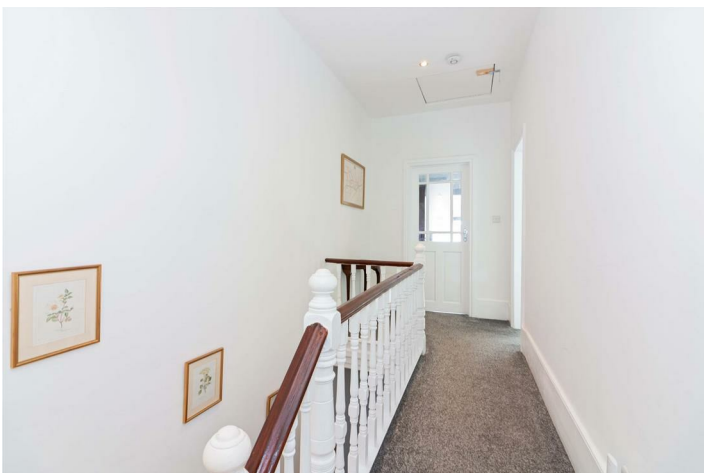
Brick laid for car hard standing, timber bike shed.

Southerly Aspect Rear Garden

Low maintenance rear garden with patio and a range of trees and shrubs, flower bed area, outdoor tap.



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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		

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.