



## London Street, Worthing

Offers In Excess Of  
£280,000  
Freehold

- Well Presented Terraced House
- Two/Three Double Bedrooms
- Popular Central Worthing Location
- Bay Fronted Living Room
- Family Bathroom & Ground Floor W.C
- EPC Rating - D
- Courtyard Rear Garden
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this well presented older style mid terraced family home ideally situated in this favoured central location with town centre shops, restaurants, bus routes, the beach and the mainline station all nearby. Accommodation offers good size lounge, ground floor bedroom three / dining room, ground floor W.C and modern kitchen. Upstairs are two double bedrooms and a modern bathroom. Other benefits include an enclosed rear courtyard garden and no ongoing chain.

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## Accommodation

### Entrance

UPVC door to lounge.

### Lounge 14'7 x 13'8 (4.45m x 4.17m)

Strip wood floor, wooden fire surround, TV point, coving, double glazed bay window to front, door to inner hall.

### Inner Hallway

Understairs cupboard, thermostat.

### Cloak Room

Low level flush W.C, corner wash hand basin, tiled floor.

### Dining Room 11'3 x 8'1 (3.43m x 2.46m)

Strip wood flooring, radiator, double glazed window, coving.

### Kitchen 10'4 x 6'8 (3.15m x 2.03m)

A range white fronted wall and base units, one and a half bowl sink unit with mixer tap and drainer inset to work surfaces, four ring gas hob, electric oven, space for fridge freezer, tiled floor, tiled splash back, wall mounted Worcester boiler, space and plumbing for washing machine, double glazed door to garden.

Stairs leading up to:

### Split Level Landing

With loft hatch.

### Bedroom One 13'6 x 12'5 (4.11m x 3.78m )

Double glazed window, radiator, coving.

### Bedroom Two 11'0 x 8'2 (3.35m x 2.49m)

Coving, radiator, double glazed window.

### Bathroom

Roll top bath with mixer tap and shower attachment, pedestal wash hand basin, corner shower cubicle with fitted shower, radiator, double glazed window, tiled floor, low level flush W.C.

### Rear Courtyard Garden

Patio area, gate to rear access, storage cupboard.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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