



## Lenhurst Way, Worthing

Asking Price  
**£290,000**  
Freehold

- End of terrace house
- Good decorative order
- South facing rear garden
- GFCH and Double glazing
- NO FORWARD CHAIN
- Three Bedrooms
- Modern fitted kitchen
- EPC rating - D
- Viewing recommended

Robert Luff & Co are delighted to offer this spacious property ideally situated close to local shops, parks, restaurants, schools and the mainline station. The property comprises three bedrooms, living and dining room, modern fitted kitchen, modern bathroom, and has a southerly aspect rear garden and on road parking. Viewing is recommended.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Double glazed front aspect door. Stairs leading to the first floor. Understairs cupboard housing the electric meters. Radiator and door leading to:

### Living/Dining Room 23'5" x 13'5" max (7.16 x 4.10 max)

Double glazed front aspect window and southerly aspect double glazed doors leading to the rear garden. Under stairs storage cupboard. TV point. Central heating boiler. Two radiators and doorway leading to:

### Kitchen 8'4" x 8'0" (2.56 x 2.46)

Matching wall and base units with the stainless steel sink and mixer tap. Built in electric oven, hob and extractor above. Space and plumbing for washing machine and dishwasher, space for fridge/freezer. Tiled splashback and tiled flooring. Double glazed southerly aspect rear window.

### First Floor Landing

Firing cupboard housing the hot water cylinder. Hatch access to the loft. Doors leading to:

### Bedroom One 11'6" x 9'11" (3.51 x 3.02)

Double glazed front aspect window. Radiator.

### Bedroom Two 11'6" x 9'10" (3.51 x 3.00)

Double glazed southerly aspect rear window. Radiator.

### Bedroom Three 8'6" x 6'7" (2.59 x 2.01)

Double glazed front aspect window. Radiator.

### Bathroom

White suite comprising paneled bath with electric shower over. Pedestal wash hand basin, button push W.C. Towel rail. Tilled floor and part tiled walls. Double glazed frosted southerly aspect window.

### Outside

Front garden with path leading to main entrance.

### Front Garden

With path leading to the front door.

### South Facing Rear Garden

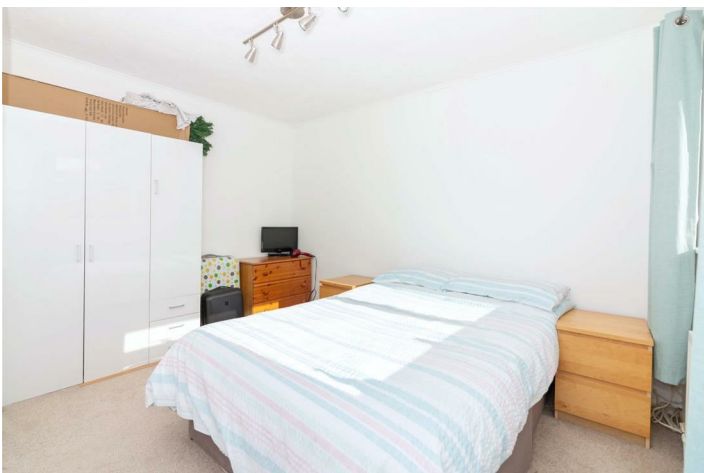
Decked area, and laid to lawn. Fence and wall enclosed. Gated rear access.

### Additional Information

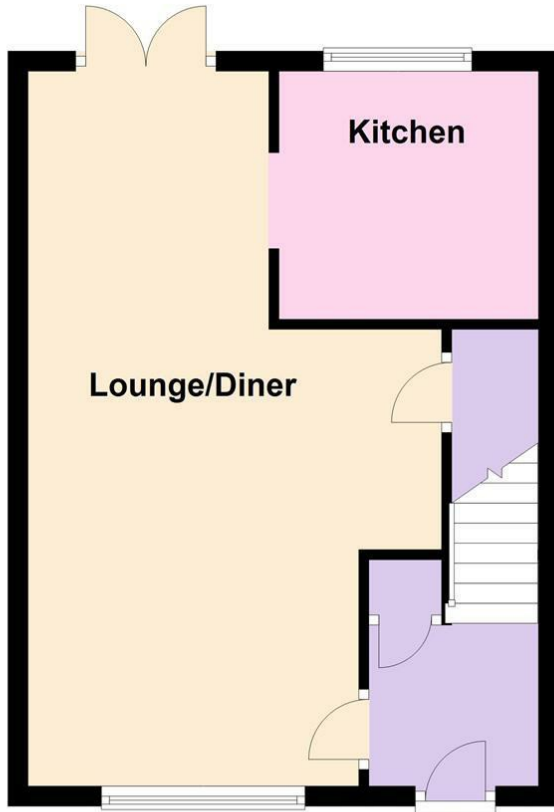
Garage available on further negotiation

### Estate Agency Act 1979

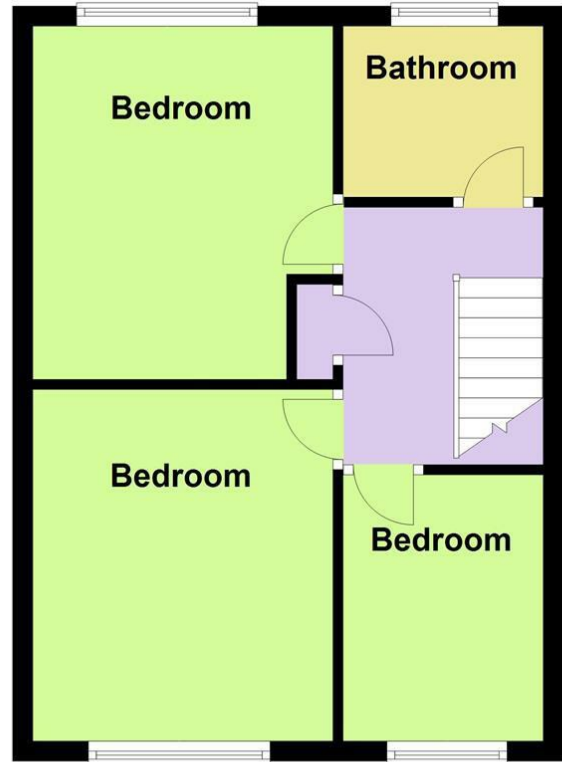
In accordance with the Estate Agency Act 1979, the vendor of this property is a member of staff or related to a member of staff of Robert Luff & Co.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.