



## Southways Avenue, Worthing

Offers In Excess Of  
**£439,000**  
Freehold

- Semi Detached Family Home
- Three / Four Bedrooms
- Conservatory
- Modern Family Bathroom & Ground Floor W.C
- Driveway
- Popular Broadwater Area
- Open Plan Kitchen / Dining Room
- EPC Rating - C
- Large Rear Garden with Garage & Hot Tub Cabin

Robert Luff & Co are delighted to offer to market this well presented semi-detached family home ideally situated in this sought after Broadwater location close to local shops, schools, parks, bus routes, the mainline station and with easy access to both the A27 & A24 nearby. Accommodation offers entrance hall, living room, open plan modern kitchen / dining room, conservatory, ground floor bedroom / study and downstairs W.C. Upstairs are three double bedrooms and a modern family bathroom. Other benefits include a large rear garden with a hot tub cabin and a garage and driveway to the front providing off road parking.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Frosted double glazed door to hallway, security camera doorbell and security camera by first floor window.

### Hallway

Radiator, coving, picture rail, cupboard enclosed electric meters.

### Cloakroom

Low level flush W.C, wash hand basin with mixer tap, radiator, tiled splash back, frosted double glazed window, downlighters, coving.

### Lounge 13'9 x 10'2 (4.19m x 3.10m)

Double glazed bay window to front, radiator, TV point, coving, bio-fuel fire.

### Bedroom Four / Study 7'8 x 6'7 (2.34m x 2.01m)

Double glazed window, radiator.

### Kitchen / Breakfast Room 21'5 x 11'4 (6.53m x 3.45m )

A wide range of high gloss wall and base units with drawers and pull out larder cupboard, Samsung fridge freezer with chilled water dispenser, Rangemaster double oven with five ring gas burner and griddle plate, space and plumbing for washing machine, one and a half bowl sink unit with mixer tap and drainer, separate tap, extractor fan, tiled walls and floor, cupboard enclosed boiler, under pelmet lighting, radiator, space for large dining table and chairs, coving, downlighters, understairs storage cupboard, patio doors to conservatory.

### Conservatory 16'7 x 11'4 (5.05m x 3.45m)

Double glazed leaded light windows and doors to garden, wall mounted air conditioning unit.

Stairs leading up to:

### First Floor Landing

With loft hatch and radiator.

### Bedroom One 14'7 x 14'2 (4.45m x 4.32m )

Double glazed bay window, radiator, eaves storage cupboard, coving, hanging rails and shelving.

### Bedroom Two 10'7 x 8'5 (3.23m x 2.57m)

Radiator, coving.

### Bedroom Three 10'3 x 9'7 (3.12m x 2.92m)

Mirror fronted wardrobe with hanging space, radiator, double glazed window with distant downland views.

### Bathroom

Panel enclosed bath with mixer tap, over-bath shower and screen, pedestal wash hand basin, low level flush W.C, heated towel rail, frosted double glazed window, downlighters, extractor fan, part tiled walls.

### Rear Garden

Attractive rear garden with large lawn area, patio area, vegetable patch and a wide range of mature trees and shrubs, rear patio area, outside power point, greenhouse, enclosed compost area, timber built workshop with windows, power and light, summer house with windows.

### Timber Built Hot Tub Cabin

Balboa five person hot tub, power and light, double glazed windows.

### Brick Built Garage

With up and over door.

### Private Driveway

With high gated area, tap to front and gravel area.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(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.