



## Cypress Avenue, Worthing

Asking Price  
**£250,000**  
Freehold

- End Terrace House
- Two Bedrooms
- Modern Kitchen
- Garage
- Quiet Location
- EPC - D
- Ideal First Buy
- Chain Free

Robert Luff & Co are pleased to present this two bedroom end terrace house located in the popular Highdown Copse area in Worthing. The property is finished to a good standard and would make an ideal first buy or investment. It is located close to local school, shops and transport links with David Lloyd close by too. There is the benefit of a reasonable garden, garage and gas fired central heating. The property is being offered with no ongoing chain, internal viewing advised.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Part obscure glazed front door, external storage cupboard housing gas meter, internal door to lounge.

### Lounge 14'10" x 11'4" (4.53 x 3.47)

Full height double glazed patio doors to garden, two radiators, vinyl flooring, double glazed window to front, storage cupboard offering hanging and shelving, stairs to first floor.

### Kitchen 5'1" x 9'3" (1.55 x 2.84)

Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated electric oven with 4 point induction hob and extractor over, space and plumbing for washing machine & fridge/freezer, boiler housed in cupboard, tiled splashbacks, double glazed window to rear, vinyl flooring.

### First Floor Landing

Airing cupboard housing hot water tank, loft access.

### Rear Garden

Mainly laid to lawn, side access, fenced surround.

### Bathroom 6'11" x 6'3" (2.11 x 1.92)

White bathroom suite, pedestal wash hand basin with mixer tap over, tile panelled bath with mixer tap and shower curtain over, part tiled walls, tiled floor, obscured double glazed window to front, radiator.

### Bedroom One 8'3" x 10'6" (2.54 x 3.22)

Double glazed window to side, radiator

### Bedroom Two 8'4" x 6'0" (2.56 x 1.84)

Double glazed window to side, radiator

### Garage

Located in compound accessed via Cypress Avenue, up and over main door, pitched roof construction.



# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">88</div>
(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.