



Offers In Excess Of
£375,000
Freehold

Sheridan Road, Worthing

- Spacious Semi-Detached House • Three Bedrooms
- Sought After Broadwater Location
- Two Large Reception Rooms
- Conservatory
- EPC Rating - TBC
- Enclosed Rear Garden
- Driveway & Carport
- Ground Floor W.C

Robert Luff & Co are delighted to offer to market this spacious semi-detached family home ideally situated in this popular Broadwater location close to local shops, schools, parks and bus routes. Accommodation offers entrance hallway, good size living room, dining room, kitchen and large conservatory. Upstairs are three bedrooms, the two large doubles having built in storage and a family bathroom with separate bath and shower cubicle. Other benefits include a large rear garden, front garden, driveway, carport and no forward chain.

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Accommodation

Frosted double glazed UPVC door into:

Entrance Hall

Radiator, telephone point, frosted double glazed window, downstairs storage cupboard.

Lounge 14'2" x 12'3" (4.33 x 3.75)

Double glazed bay window to front, radiator, coving, feature cast iron solid fuel burner with tiled hearth, storage cupboard.

Dining Room 13'8" x 10'9" (4.19 x 3.29)

Coving, radiator, wood fire surround, cast iron insert with real flame gas fire, double glazed patio door into:

Conservatory 18'8" x 9'0" (5.71 x 2.75)

Quarry tiled floor, double glazed patio door to garden, wood panelled walls, patio door to garden.

Kitchen 11'0" x 8'4" (3.37 x 2.55)

A range of fitted wall and base units, stainless steel sink unit with mixer tap and drainer inset to tiled work surfaces, space for cooker, tiled splash back, glow boiler, space and plumbing for washing machine, door to side, larder cupboard and door to cloakroom.

Cloakroom / W.C

Low level flush W.C, frosted window.

Stairs leading up to:

First Floor Landing

Double glazed frosted window, radiator, loft hatch.

Bedroom One 14'4" x 9'2" (4.39 x 2.81)

Radiator, double glazed window to front, fitted wardrobe with hanging space and shelving.

Bedroom Two 11'6" x 9'3" (3.51 x 2.83)

Radiator, double glazed window, coving, wardrobe with sliding door.

Bedroom Three 8'5" x 8'4" (2.59 x 2.56)

Radiator, double glazed window to front.

W.C

Low level flush W.C, tiled walls, frosted double glazed window.

Bathroom

Panel enclosed bath with handles, shower cubicle with shower, wash hand basin set into vanity unit, radiator, tiled walls, airing cupboard with water tank and slatted shelving.

Rear Garden

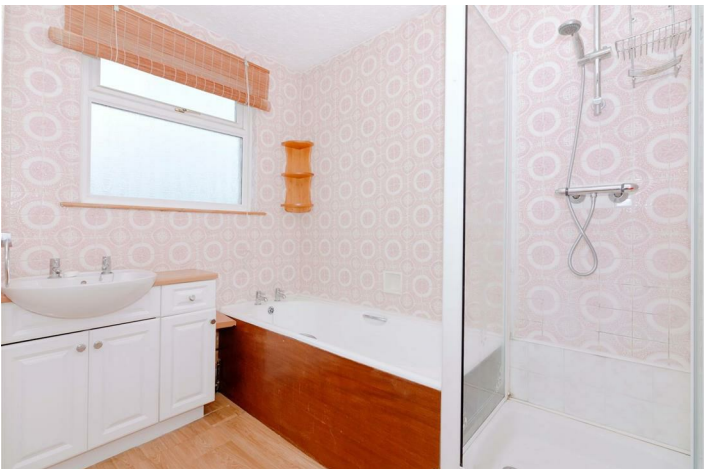
A large rear garden with lawn area, timber summer house, a secret garden area, vegetable patch, timber shed with windows, mature trees and shrubs, fish pond.

Front Garden

Lawn area, a range of mature hedges and palm trees, brick laid drive, gate to car port.

Car Port

Covered car port with through way to rear garden.





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	

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