



Asking Price
£525,000
 Freehold

Cumberland Avenue, Worthing

- Extended Detached House • Four Bedrooms
- Three Reception Rooms • New Kitchen
- Garage and parking • EPC Rating - D
- Attractive Rear Gardens • Cloakroom/w.c
- Double glazing • Viewing essential

Robert Luff & Co are delighted to offer this well presented Extended Detached House situated in a great proximity for many amenities, including, schools, shops, bus routes, mainline railway station serving, London, Brighton, Portsmouth and Southampton. The accommodation in brief is entrance porch, reception hall, cloakroom/w.c, living/dining room, New kitchen fitted in 2020 and extended family room, there are four bedrooms, bathroom/w.c, outside are front and rear gardens and good size garage. Internal Viewing is essential to be fully appreciated

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Accommodation

Entrance Porch

double glazed front door with side windows, courtesy light, tiled floor and attractive front door to

Reception Hall 9'3" x 8'11" (2.83 x 2.73)

measurements not to include stairs to first floor with attractive glass panel, radiator, under stairs storage cupboard with electric meters and circuit breaker fuse box, cloak cupboard with hanging rail, wood effect flooring, door to

Cloakroom/u.c

low level u.c, wash hand basin with cupboards below, obscure double glazed window, tiled floor and part tiled walls, heated towel rail

Living/dining Room 26'6" x 12'10" (8.09 x 3.92)

accessed via double opening doors from the reception hall, feature fireplace with inset fire, three wall light points, two radiators, wood effect flooring, tv point, double glazed window to front aspect and double glazed double opening doors overlooking and onto the rear garden and providing a double aspect

Newly fitted Kitchen 2020 11'7" x 11'5" (3.54 x 3.49)

Measurements include fitted units and a wonderful feature of the house having been refitted in 2020, with butler sink, matching range of units and drawers under and over the Solid Oak wooden work top surfaces, part tiled walls, double glazed window overlooking the rear garden, breakfast bar, fitted wine cooler, fitted cooker hood, built in dishwasher, microwave and fridge, smooth ceiling with spotlights, tall modern radiator, wood effect flooring, opening to

Family/Breakfast Room 10'10" x 10'6" (3.32 x 3.21)

double glazed doors onto and overlooking rear garden, ceiling lantern, smooth ceiling with spot lights, tall modern radiator, tv point, door to side access leading to front of the house and garage

First Floor and Landing

access to loft space, airing cupboard with boiler, hot water tank and shelving, double glazed window

Bedroom One 12'10" x 11'5" (3.93 x 3.48)

measurements not to include fitted double wardrobe with hanging and shelf, double glazed window and radiator

Bedroom Two 12'9" x 9'6" (3.91 x 2.91)

measurement not to include fitted double wardrobe, with hanging rail and shelf, laminate flooring, radiator, double glazed window, wash hand basin

Bedroom Three 9'3" x 9'0" (2.82 x 2.76)

measurement not to include single wardrobe with hanging rail and shelf, double glazed window, radiator and laminate flooring

Bedroom Four 9'4" x 8'4" (2.86 x 2.55)

double glazed window, radiator, wash hand basin,

Bathroom/u.c

bath with mixer tap and shower attachment, further wall mounted shower and screen, low level u.c, wash hand basin, tiled floor and walls, obscure double glazed window, heated towel rail

Outside

Front Garden

laid to lawn, flower and shrub borders, side access

Garage & Driveway 18'10" x 8'4" (5.76 x 2.56)

approached by a brick paved driveway providing ample parking, up and over door, power and light, plumbing and space for washing machine and tumble dryer, personal door to side covered area with door to front and to the breakfast room in the house

Rear Garden

Landscaped rear gardens and being a lovely feature of the property with areas of shaped lawns, paved pathways leading to patio areas, well stocked flower and shrub borders, outside lighting and the garden is enclosed by fencing

Estate Agent Act 1979

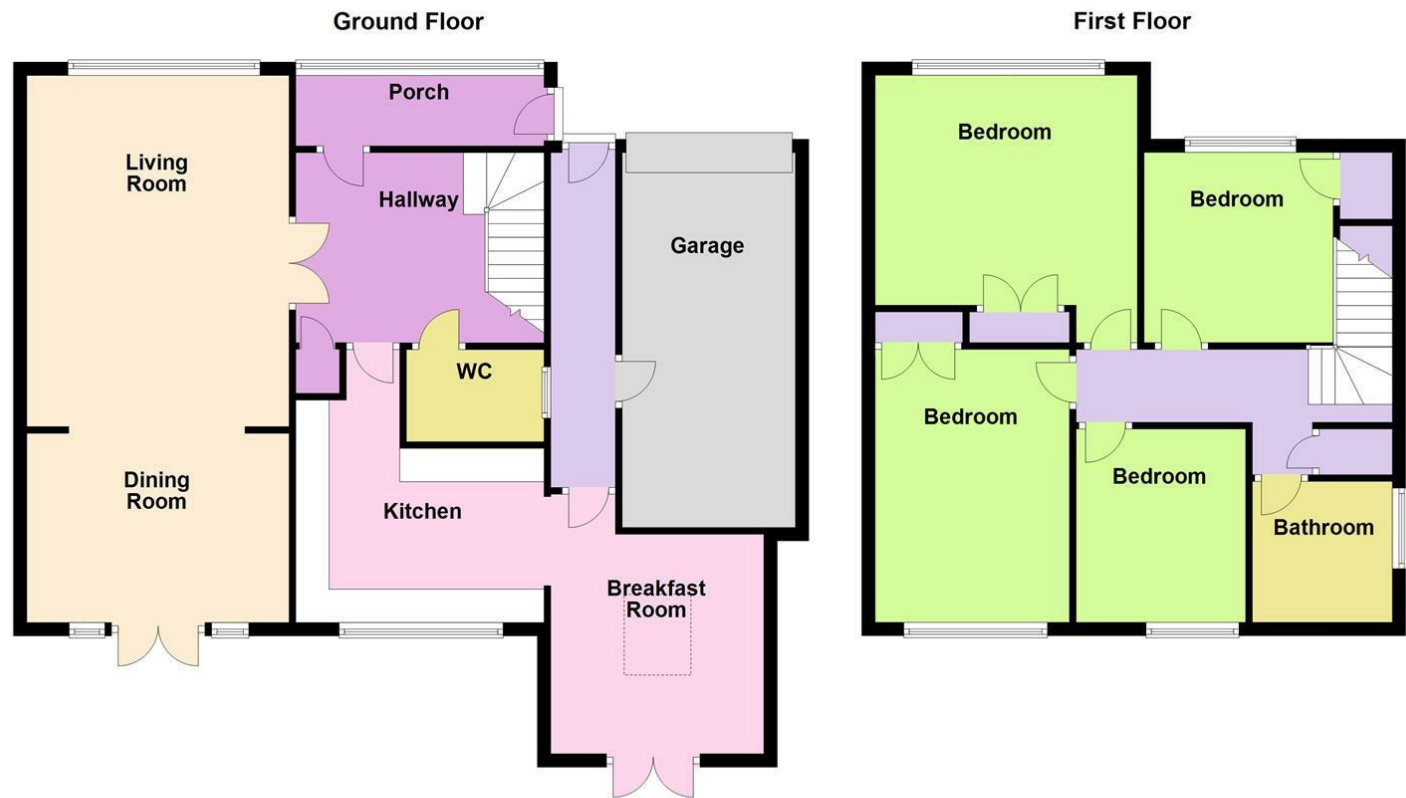
In accordance with the 1979 Estate Agent Act please note that the vendors of this property are related to a member of staff of Robert Luff & Co.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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