Robert Luff & Co

Canterbury Road, Worthing

Freehold - Offers Over £400,000

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TBC





We are delighted to offer this spacious and versatile four bedroom mid terrace family home, situated in the popular Tarring/West Worthing area, conveniently located for West Worthing mainline station, local shops, parks and bus routes. The property offers generous accommodation throughout, including two reception rooms, a spacious kitchen/diner, a family bathroom and an enclosed rear garden with rear access. Offering excellent potential for further improvement, this is an ideal home for growing families.

Key Features

- Spacious Four Bedroom Mid Terrace Family Home
- Popular Tarring/West Worthing Location
- Bright South Facing Bay Fronted Lounge
- Separate Dining Room
- Spacious Kitchen/Diner
- Three Double Bedrooms and Versatile Fourth Bedroom
- Family Bathroom with Bath and Separate Shower
- Enclosed Rear Garden with Shed and Rear Access
- Excellent Potential for Further Improvement
- Council Tax Band D | EPC Rating TBC

The accommodation comprises a welcoming entrance hall leading to a bright south facing lounge, featuring high ceilings and a double glazed bay window. There is a separate dining room with recently fitted carpeting and a window overlooking the side of the property, providing an ideal space for family meals or entertaining.

To the rear is a spacious kitchen/diner, fitted with a range of wall and base units, wooden work surfaces and ample space for a dining table. A side access leads to the enclosed rear garden, which is mainly laid to lawn with a useful storage shed at the far end. The garden also benefits from rear access via Woodlea Road.

The first floor offers four bedrooms, comprising three generously sized doubles and a versatile fourth bedroom, which could alternatively be used as a nursery, dressing room or home office. The family bathroom is fitted with a panel enclosed bath, separate shower cubicle, WC and wash hand basin with vanity unit.

Further benefits include useful understairs storage and a large first floor cupboard housing a recently installed Worcester combination boiler.

The property also offers excellent potential for further enhancement, including the possibility of creating a ground floor cloakroom or incorporating the fourth bedroom into the principal bedroom to provide an en-suite or dressing area, subject to feasibility and any necessary consents.

Ideally positioned within this popular residential area, the property provides convenient access to West Worthing mainline station, local shopping facilities, schools, parks and regular bus services, making it an excellent choice for families seeking spacious and flexible accommodation.











robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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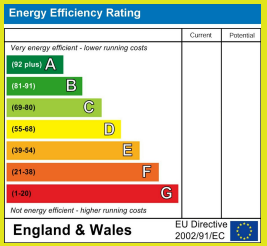
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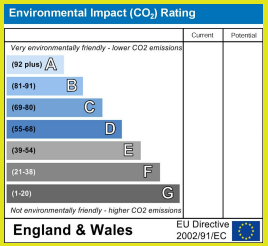
Floor Plan Canterbury Road



Total area: approx. 116.0 sq. metres (1248.9 sq. feet)







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.

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