



Welland Road | Worthing | BN13 3LN  
Guide Price **£550,000**







We would love to present this detached house with a double storey extension being sold chain free. This contemporary styled property has a spacious open plan lounge/diner, modern kitchen, cloakroom/wc, large master bedroom and three further bedrooms, bathroom, garage, off road parking, front and rear gardens.



Property details: Welland Road | Worthing



# Key Features

- Extended Detached House
- Four Bedrooms
- Large Open Plan Lounge/Diner
- Beautifully Presented
- Modern Fitted Kitchen
- Ground Floor W.C
- Front & Rear Gardens
- Off Road Parking
- Garage
- Chain Free



**4 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

This home has had one owner from new and has been lovingly extended and refurbished to a high standard. The porch leads into the entrance hall with cloaks and under stairs cupboards. Large open plan lounge/dining room has a triple aspect and plenty of space for living and dining furniture, sliding doors lead out onto the rear garden and brick built feature fire surround with remote control electric fire. Modern kitchen has a good range of wall, base and drawer units with inset gas hob and oven below, integrated dishwasher and washing machine with space for fridge/freezer, back door access to the side of the property. Also on the ground floor a cloakroom/wc. The first floor offers a large main bedroom with a dual aspect and fitted wardrobes. Bedroom two is a good sized double room with fitted wardrobes and sliding doors with the same wardrobes in bedroom three, bedroom four has views over the front garden and distant sea views. The modern bathroom has a panelled bath with shower over, wc and wash hand basin.

## EXTERNAL

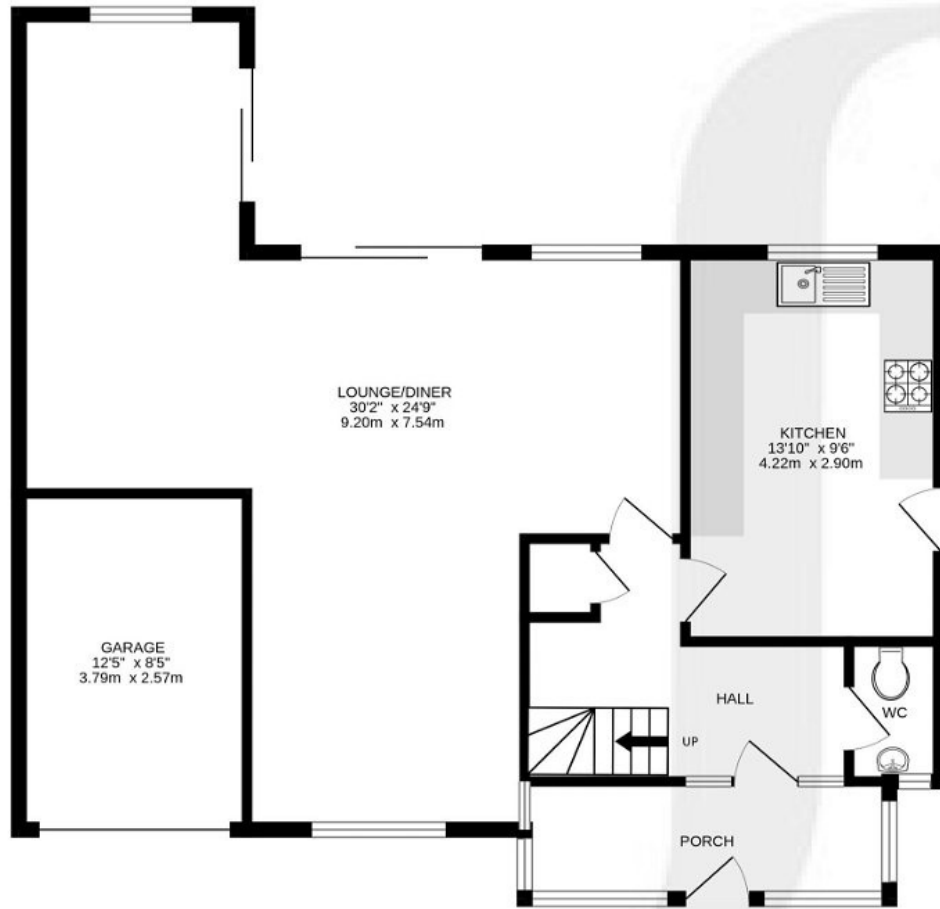
Private driveway benefitting off road parking for several vehicles and leading to the garage, pretty front garden with a plethora of shrubs and gated side access. The rear garden is laid to patio with space for entertaining with wooden pagoda over, shrub and flower borders.

## SITUATED

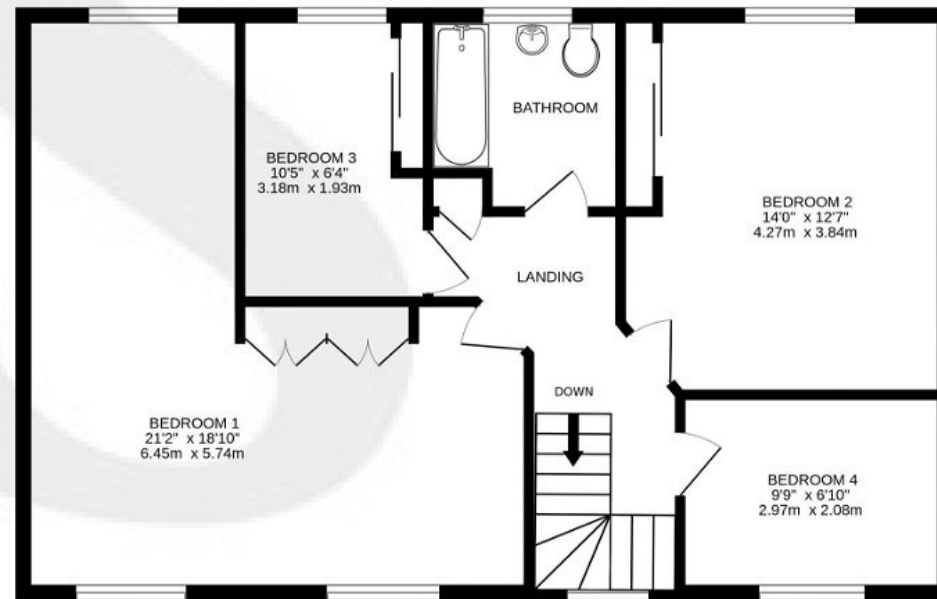
In the popular Fleetwing area of Worthing, providing easy access to the A27, local amenities can be found nearby on Salvington Road approximately half a mile away with Tesco Superstore just over three quarters of a mile away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.6 miles away. Bus services run nearby.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor area as quoted by EPC: TBC

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.