



Roedean Road | Worthing | **BN13 2BP**
Guide Price **£680,000**





This sizeable family home is immaculate throughout and offers four bedrooms, two bathrooms, a fantastic open plan kitchen/dining and family room along with a separate lounge. The property ticks all the wish list boxes; utility room, office, ground floor cloakroom, double garage and solar panels. Viewing is a must to appreciate all this property has to offer.



Property details: Roedean Road | Worthing

Key Features

- Extended Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Kitchen/Diner/Family Room
- Spacious Living Room With Log Burner
- Ground Floor W.C
- Utility Room
- Large Garage with Workshop
- Off Road Parking for Multiple Cars
- Solar Panels and New Roof



4 Bedrooms



2 Bathrooms



3 Reception Rooms

INTERNAL

Welcomed into a large entrance hall with stairs leading to the first floor with doors leading off to the reception rooms, the main living room is to the front of the home and while very spacious it still offers that cosy feel with its feature log burner. Spanning the width at the back of the property is the dream family space, a newly fitted kitchen with island, space for a 10 seater dining table and a further space for two sofas, this is the perfect space for socialising! The ground floor also offers a handy utility room, study, w.c and direct access into the garage. Moving upstairs the bright landing leads to four bedrooms, with the main bedroom offering a large walk in wardrobe and the second bedroom an en-suite shower room. A modern bathroom has been refitted with a contemporary suite including a freestanding bath, large walking shower, w.c and wash hand basin.

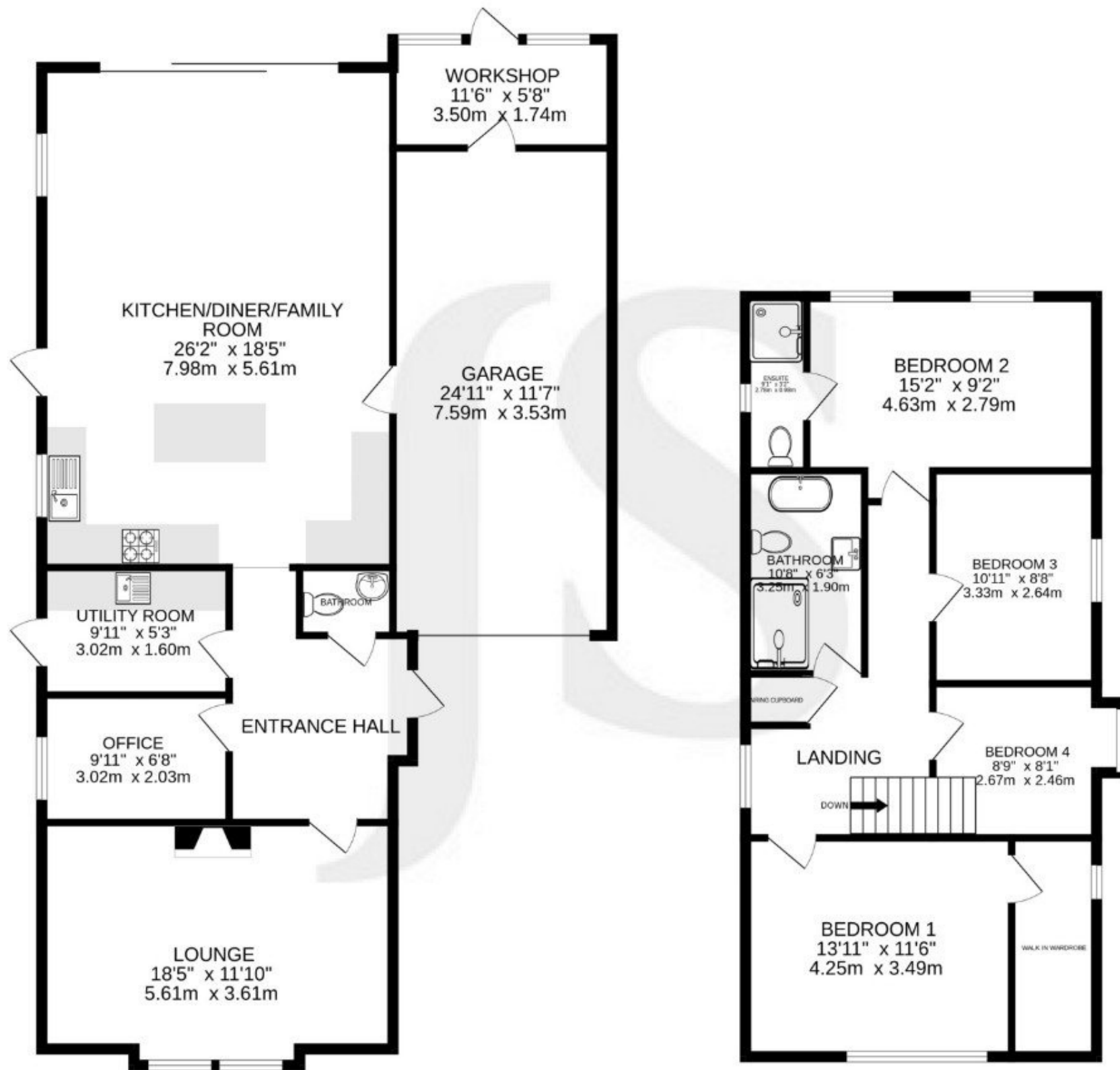
EXTERNAL


To the front is a large area of hardstanding offering multiple spaces for off road parking and in turn leads to the garage. The garage is double length and wider than average, with electric door and further workshop at the end that leads onto the garden. The rear garden is laid to lawn with two outbuildings, both with power.

SITUATED

In Salvington with easy access to the A27 and A24. Local shops and a park can be found nearby. The nearest station is Durrington on Sea which is approximately one and three quarters of a mile away, and bus services run nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is just over three miles away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area as quoted by EPC: 1,754 sqft

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.