



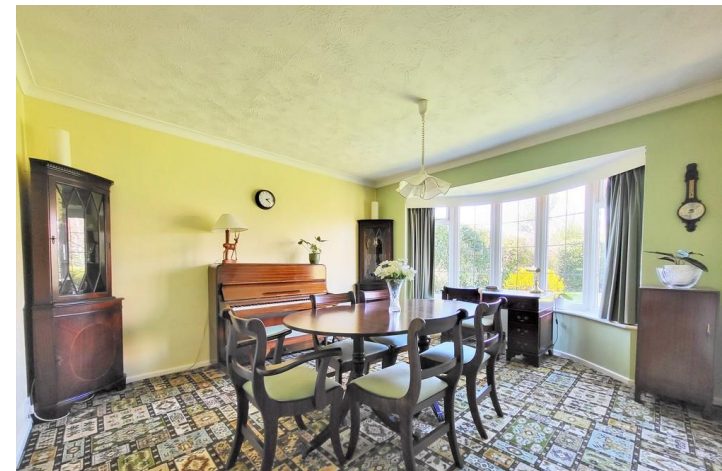
Goodwood Road | Worthing | West Sussex | BN13 2RU

Guide Price **£600,000**

**JS**  
living property  
jacobs | steel



We would love to present this beautiful detached chalet bungalow with a cottage feel, this property is spacious and versatile with lounge and sun room overlooking the lovely south facing rear garden, good sized kitchen/breakfast room, utility room, study, three double bedrooms, bathroom, two wc's, garage, off road parking and being sold chain free.



## Key features:

- Detached Chalet Bungalow
- Three Double Bedrooms
- Kitchen/Breakfast Room & Utility Room
- Lounge & Sun Room
- Ground Floor Bedroom & Bathroom
- Spacious & Versatile
- Study
- Beautiful Front & Rear Gardens
- Garage & Off Road Parking
- Chain Free

 3 Bedrooms

 1 Bathroom

 2 Living Rooms

**INTERNAL** Porch leading into the spacious entrance hall with under stairs cloaks cupboard. Dual aspect lounge with chimney breast and double doors leading into the sun room, both rooms benefit lovely rear garden views and access outside. Good sized kitchen/breakfast room with a selection of base units and worktop above, inset double sinks and drainer, oven, hob and extractor over. Breakfast bar area for seating and space for table and chairs, larder cupboard and two further storage cupboards. The utility room houses the boiler (newly installed in 2022) and space for appliances. Back door leads to a covered area giving access to the front and rear of the property. The ground floor also benefits a study which has views over the rear garden, double bedroom with bay window, bathroom with corner bath, shower cubicle and wash hand basin with a separate wc. Spacious first floor landing with eaves storage cupboards. Bedroom one has a dual aspect and built in wardrobe, bedroom two has eaves storage and a wc is also on this floor.

**EXTERNAL** Private driveway benefitting off road parking and leading to the garage. The front gardens are mainly laid to lawn with mature shrub and flower borders. Gated side access to the rear. The secluded south facing rear garden has a patio area and the rest laid to lawn with shrub borders and surrounded by flowers, the workshop has power.

**SITUATED** In the popular residential area of Offington. Close by is Findon Valley shopping parade and countryside walks over the South Downs National Park. The property provides easy access to the A27 and A24 which offer routes to Brighton, Surrey and London. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2.4 miles away. The nearest station is West Worthing which is approximately 1.6 miles away. Bus services run nearby.

### PORCH

### ENTRANCE HALL

**LOUNGE** 18' 11" x 11' 10" (5.77m x 3.61m)

**SUN ROOM** 12' 5" x 8' 8" (3.78m x 2.64m)

**KITCHEN/BREAKFAST ROOM** 16' 9" x 12' 2" (5.11m x 3.71m)

**UTILITY ROOM** 11' 11" x 5' 11" (3.63m x 1.8m)

**STUDY** 9' 6" x 6' 2" (2.9m x 1.88m)

**BEDROOM THREE** 15' 1" x 12' 9" (4.6m x 3.89m)

### BATHROOM

### SEPARATE WC

### FIRST FLOOR

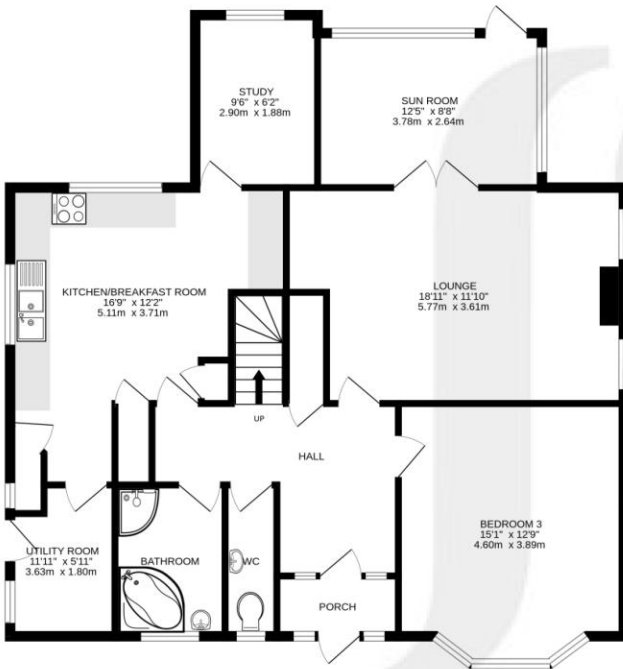
**BEDROOM ONE** 15' 9" x 12' 10" (4.8m x 3.91m)

**BEDROOM TWO** 15' 9" x 9' 8" (4.8m x 2.95m)

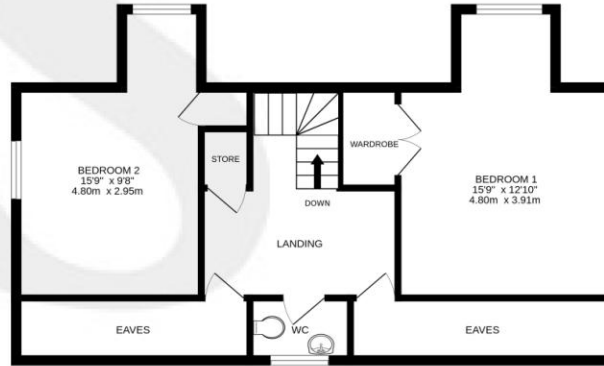
### WC



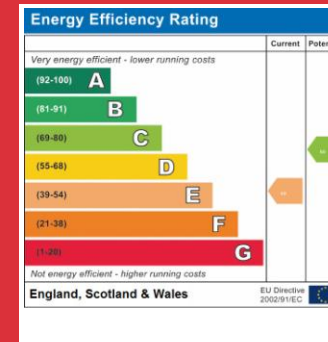
GROUND FLOOR



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: 133m<sup>2</sup> Floor area is quoted from the EPC

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.