



Arundel Road | Worthing | West Sussex | BN13 3EH
Offers Over **£525,000**





We would love to offer this deceptively spacious four double bedroomed detached house. Well presented and versatile accommodation. The property boasts a good sized reception hall, lounge, open plan family room with dining area, kitchen, utility room, cloakroom, en-suite to bedroom one and modern bathroom. Off road parking and rear garden.



Key features:

- Detached House
- Four Double Bedrooms
- Versatile & Spacious
- Open Plan Family Room with Dining Area
- Kitchen & Utility Room
- Separate Lounge
- En-Suite, Bathroom & Cloakroom
- Well Presented
- Off Road Parking
- Rear Gardens

 4 Bedrooms

 2 Bathrooms

 3 Living Rooms

INTERNAL Porch leading into a spacious reception hall and takes you into an inner hall. The separate lounge has a dual aspect with log burner. Open plan family room with log burner and is split level up to the dining area with lovely rear garden views and French doors leading outside. Kitchen with a good range of wall and base units with worktop over, space for cooker and fridge/freezer, opening into the utility room with more storage space, breakfast bar and space for white goods and door leading to the side. Also on the ground floor is a cloakroom/wc. The first floor landing has a skylight to offer plenty of light through.

Bedroom one with fitted wardrobes and the modern en-suite has walk in shower, two wash hand basins, underfloor heating and wc. Three further double bedrooms are also on this floor. Family bathroom has panelled bath, shower cubicle, wc and wash hand basin.

EXTERNAL Block paved driveway benefitting off road parking for several vehicles. The fence enclosed rear garden has a patio area perfect for seating and step up to the lawned area with shrub borders and a shed.

SITUATED Lovely countryside walks nearby, the local amenities can be found in lower Salvington, Findon Valley shopping parade and High Salvington has a lovely local shop/coffee shop and bar called 'The Refreshments Rooms'.

The property provides easy access to the A27 & A24 and bus services are nearby. There is a selection of schools and colleges within the local area for all ages and Worthing Golf Course within walking distance. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.9 miles away.

PORCH

RECEPTION HALL 11' 10" x 11' 10" (3.61m x 3.61m)

INNER HALL

LOUNGE 15' 11" x 12' 5" (4.85m x 3.78m)

FAMILY ROOM 15' 0" x 13' 3" (4.57m x 4.04m)

DINING AREA 11' 4" x 8' 4" (3.45m x 2.54m)

KITCHEN 12' 6" x 8' 3" (3.81m x 2.51m)

UTILITY AREA 9' 1" x 7' 9" (2.77m x 2.36m)

GROUND FLOOR CLOAKROOM 5' 9" x 2' 9" (1.75m x 0.84m)

FIRST FLOOR LANDING 16' 2" x 5' 9" (4.93m x 1.75m)

BEDROOM ONE 14' 5" x 11' 6" (4.39m x 3.51m)

EN-SUITE SHOWER ROOM 11' 6" x 6' 8" (3.51m x 2.03m)

BEDROOM TWO 12' 9" x 12' 5" (3.89m x 3.78m)

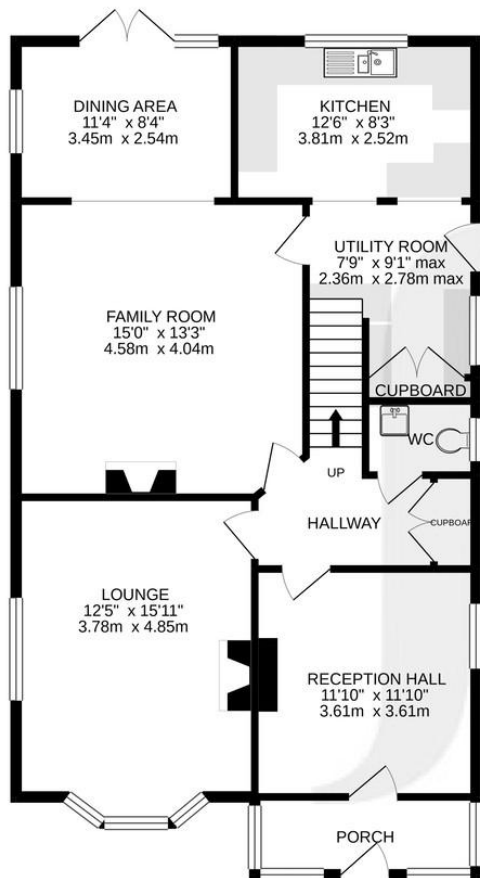
BEDROOM THREE 12' 9" x 10' 4" (3.89m x 3.15m)

BEDROOM FOUR 11' 11" x 8' 5" (3.63m x 2.57m)

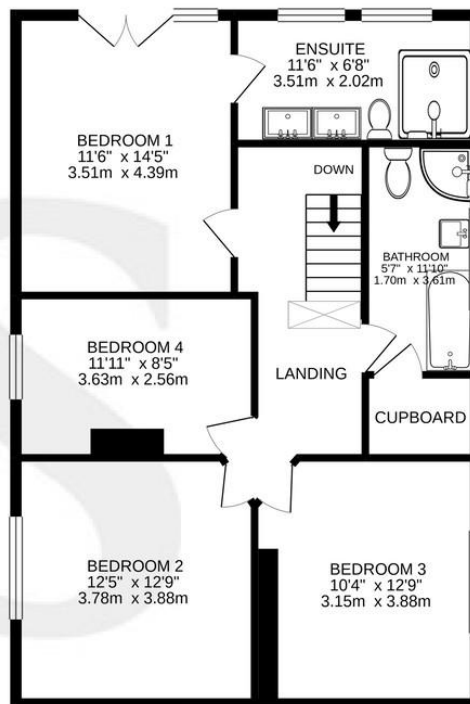
BATHROOM 11' 10" x 5' 7" (3.61m x 1.7m)



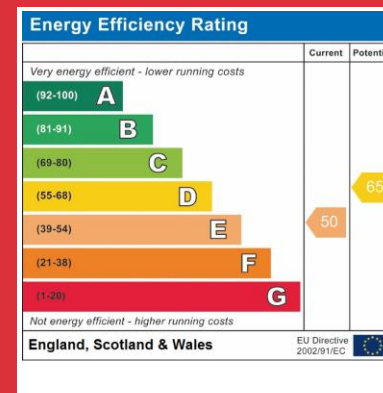
GROUND FLOOR



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: 1,948 sq ft (181 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band F

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.