



Arundel Road | Worthing | BN13 3EG
Guide Price **£700,000**





This stunning four bedroom home is full of charm and period features, spacious throughout and boasting a generous sitting room, family/dining room, large kitchen/breakfast room, a conservatory, office and luxury bathrooms. Other features are part underfloor heating and advanced AV/CAT6 networking which brings a modern element to this residence. Three purpose built, versatile outbuildings offer potential for offices, gym, or annexes, ideal for multi-generational living or home-based businesses.



Key Features

- Substantial Family Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Open Plan Family/Dining Room
- Generous Living Room
- Conservatory & Office
- Luxury En-Suite & Bathroom
- Beautifully Presented
- Three Fabulous Outbuildings
- Ample Off Road Parking



4 Bedrooms



2 Bathrooms



4 Reception Rooms

INTERNAL

The expansive living room features high ceilings, large bay window and solid wood floor. A feature fireplace with an electric wood burning fire. Including a media cabinet equipped with HDMI and home theatre connectivity, CAT6 cabling for internet and networking. Kitchen with a range of units. Integrated NEFF fridge/freezer and dishwasher, and an AEG double oven and grill. A central island with a five-burner NEFF gas hob with a wok burner and a NEFF extraction hood overhead. Also benefits LED inset lighting and a heat detector, features a breakfast bar. The conservatory opens onto the rear terrace. Spacious family/dining room which opens up from the kitchen. With ample space for furniture, it also features a working open fireplace and TV and CAT6 connections. The utility room with space and plumbing for appliances. The home office offers a peaceful, functional space. It also includes power points, CAT6 cable for internet connectivity and double-glazed sliding doors leading onto the rear terrace. Ascending to the first floor, the exceptional main bedroom with a cedar wood-panelled wall which adds warmth, while the his-and-hers closets offer plenty of storage space. A full-length illuminated mirror cleverly conceals the door to the luxurious en-suite shower room. Featuring a large walk-in shower, his-and-hers wash hand basins and wc, also underfloor heating and LED mood lighting. Bedroom two is generously sized, with built in wardrobes. Bedroom three offers stunning south-facing views of the sea and built in wardrobes. Bedroom four offers a solid wood floor and window to the front. The family bathroom featuring a freestanding bath with a shower attachment, a wash hand basin, wc, underfloor heating and showcasing breathtaking sea views.

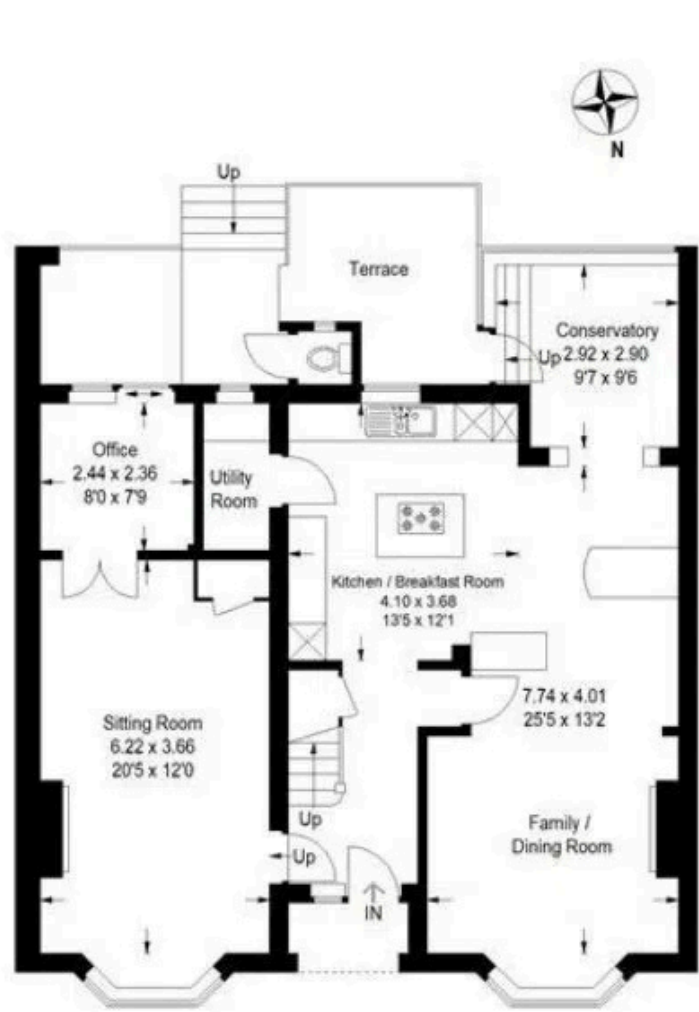
EXTERNAL

Large wooden gates onto the driveway for ample off road parking. The front garden is bordered by mature trees and hedgerows, exterior lighting ensures safe access. and passageway leads to the rear garden. Outbuilding, at the front of the property, is divided into two sections. The home office has underfloor heating, modern touch screen audio system with flush ceiling speakers. Also TV and power points, as well as a full CAT6 data point. The second section is a secure, remote roller garage door space ideal for storing motorbikes, or other equipment. It includes power/USB points, overhead storage and double-glazed side window. The south facing rear garden has a raised patio terrace with pergola and exterior illumination. The terrace flows into a sheltered decked area with easy access to the office and outside WC. Steps lead down to a lower patio. The garden also features a purpose-built barbecue area with granite worktops. Main garden is laid to lawn, with shrubs, trees, and flowers. Mature hedgerows offers a peaceful retreat. Outbuilding 2 - A large, purpose-built workshop offers an excellent space. It is equipped with power, LED lighting and inbuilt shelving. Outbuilding 3 - This impressive outbuilding is currently used as a family reception room but could be a home office or gym. It features inset LED coloured disco lighting and a glitterball, as well as gallery lighting. Plenty of space for both living and dining furniture, the room also benefits from Satellite TV, power points, a CAT6 data point for internet, and full Wi-Fi integration. Large dual aspect windows, while French doors lead to the rear garden, creating a seamless indoor-outdoor flow. An adjacent secure storage cupboard is ideal for bicycles, gardening equipment, or other items, and it is equipped with a remote roller garage door for easy access.

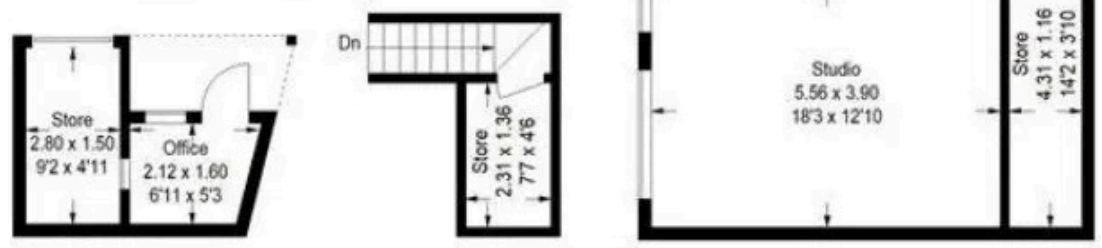


Arundel Road, Worthing, BN13 3EF

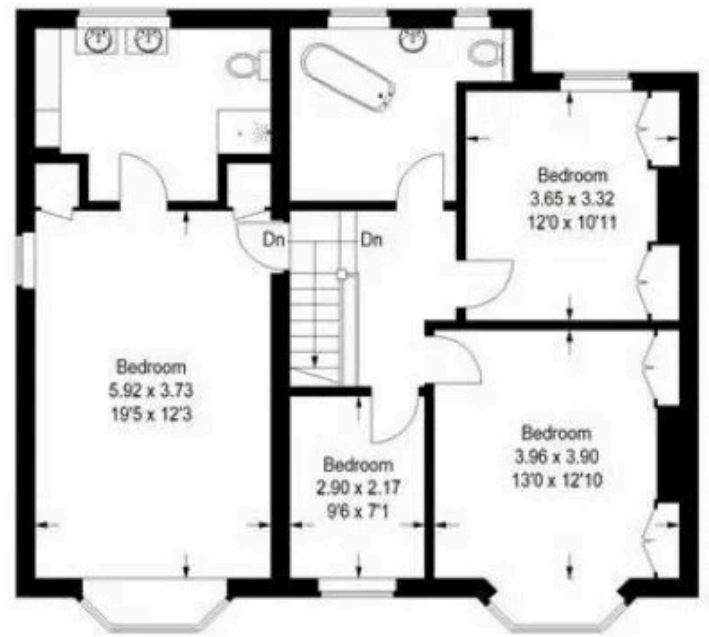
Approximate Gross Internal Area (Excluding WC) = 183.2 sq m / 1972 sq ft
 Outbuildings = 59.9 sq m / 645 sq ft
 Total = 243.1 sq m / 2617 sq ft



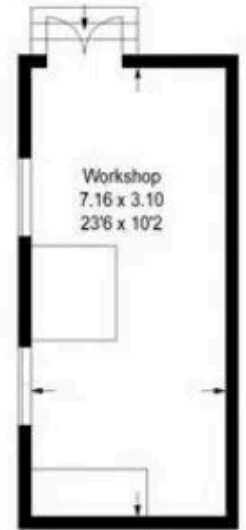
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Outbuildings
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys © 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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: 1,883 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.