



Arundel Road | Worthing | West Sussex | BN13 3EJ  
Guide Price **£650,000**







We are pleased to present this substantial six bedroom family home. The ground floor offers a large triple aspect lounge, kitchen/dining room, bedroom and shower room. The first floor accommodates five bedrooms, with the master benefitting an en-suite. Good sized rear garden, garden room, ample off road parking, garage and two carports. Being sold chain free.



Property details: Arundel Road | Worthing | West Sussex | BN13 3EJ



## Key features:

- Substantial Detached House
- Six Bedrooms
- Large Lounge
- Kitchen/ Dining Room
- Ground Floor Bedroom & Shower Room
- Good Sized Rear Garden & Garden Room
- Spacious & Versatile
- Ample Off-Road Parking & Two Carports
- Garage
- Chain Free



6 Bedrooms



3 Bathrooms



2 Living Rooms

**INTERNAL** Spacious entrance hall benefits from an under stairs cupboard and leads to all rooms. Good sized triple aspect living room with an open fire and feature brick surround, sliding doors lead out to the rear garden. Dual aspect kitchen/dining room with views over the rear garden, the kitchen area comprises fitted base and wall units with inset sink and drainer. Space for a Range style cooker, washing machine and dishwasher. The dining area has French doors to the rear garden and a worktop with space for further under counter appliances. Ground floor bedroom four is a dual aspect and has a bay window overlooking the front. The ground floor shower room comprises a walk in shower, wc, wash hand basin and cupboard housing the hot water tank. The first floor offers four double bedrooms with built in wardrobes; a single bedroom, bathroom with bath and mixer shower over, wc and wash hand basin. The main bedroom benefits from fitted wardrobes and an en-suite comprising of a corner bath with electric shower over, wash hand basin and wc.

**EXTERNAL** The front of the property is set back from the road and the driveway benefits off road parking for several vehicles, two covered car ports and leads to the garage. The front garden area is laid to lawn with shrub borders. Good sized rear garden has a paved area large enough for seating, laid to lawn area with mature shrub borders and a lovely garden room with French doors.

**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.

### ENTRANCE HALL

**LIVING ROOM** 23' 7" x 17' 9" (7.19m x 5.41m)

**KITCHEN/DINING ROOM** 20' 4" x 19' 4" (6.2m x 5.89m)

### GROUND FLOOR SHOWER ROOM/WC

**BEDROOM FOUR** 14' 9" x 11' 2" (4.5m x 3.4m)

### FIRST FLOOR

**BEDROOM ONE** 13' 9" x 9' 2" (4.19m x 2.79m)

### EN-SUITE BATHROOM/WC

**BEDROOM TWO** 11' 6" x 11' 2" (3.51m x 3.4m)

**BEDROOM THREE** 10' 10" x 9' 2" (3.3m x 2.79m)

**BEDROOM FIVE** 11' 2" x 10' 6" (3.4m x 3.2m)

**BEDROOM SIX** 8' 2" x 6' 7" (2.49m x 2.01m)

### BATHROOM/WC

**GARAGE** 18' 8" x 18' 1" (5.69m x 5.51m)

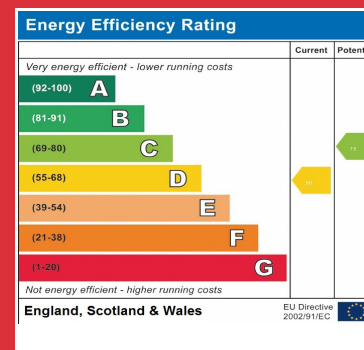
**COUNCIL TAX BAND** E



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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: 1,701 sq ft (158 sq m) – 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.

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