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54 Rose Walk
Worthing BN12 4AT
Price guide
£675,000



and company
bacon
Estate and letting agents



Bacon and Company are delighted to offer for sale this substantial four bedroom detached residence situated within the highly sought after catchment area of Goring By Sea. This attractive home has been well maintained by the current owners, skillfully combining today's modern trends with the original features and character when first built. The accommodation consists of an entrance hall, lounge, sitting room, utility room, kitchen/dining/living room, first floor landing, master bedroom with en-suite, three additional bedrooms and a family bathroom/w.c. Externally the property benefits from a secluded rear garden, sweep in and out private driveway, and a double length Garage.



Property Features

This four bedroom detached family residence forms part of both a sought after road and catchment area, close to local shops, schools, Goring seafront and promenade. The home has been updated and restored throughout to a high standard with benefits such as stripped wood flooring and doors, picture rails and fireplaces, desirable modern luxuries such as an open plan kitchen/dining/living room with bi-folding doors onto the rear garden, double glazed windows, gas central heating and block paved private driveway. Internal viewing is considered essential to fully appreciate the overall size, condition and location of this family home.

Covered Entrance

Double glazed front door opening to entrance hall.

Entrance Hall

Exposed wood varnished floorboards. Double glazed window. Burglar alarm control point. Central heating thermostat. Picture rail. Staircase leading to first floor with an understairs storage cupboard.

Lounge 14'10 x 14'3 (In To Bay) (4.52m x 4.34m (In To Bay))

Double glazed leaded light bay window providing Westerly aspect. Feature fireplace having wooden surround, decorative inset and tiled hearth. Radiator. Picture rail. Two wall light points.

Kitchen/Dining/Living Room 23'5 x 20'7 (7.14m x 6.27m)

A spacious and light room providing three areas; living, dining and kitchen. The kitchen comprises of an excellent range of granite work surfaces incorporating a one and a quarter bowl single drainer sink unit having storage cupboards and drawers under. Space for cooker and dishwasher. Fitted extractor fan above. Space and plumbing for American style fridge/freezer. Range of matching wall cupboards with two glazed display cabinets. Large central island with cupboards and drawers below to both sides. Four double glazed windows and bi-folding doors all with integral blinds overlooking and open onto the rear garden. Three velux windows. Two radiators and additional vertical radiator. Exposed varnished wood flooring. Inset ceiling spotlights.

Ground Floor Cloakroom

Concealed system with dual flush. Wall mounted wash hand basin. Part tiled walls. Chrome towel radiator. Extractor fan.

Sitting Room 21'8 (into bay) x 10'10 (6.60m (into bay) x 3.30m)

Double glazed leaded light bay window providing Westerly aspect. Laminate flooring. Radiator. Fitted three door storage cupboard to one wall. Two wall light points. Door to Utility Room.

Utility Room 10'6 x 6'7 (3.20m x 2.01m)

Work surface areas offering storage cupboards and drawers under. Space for two appliances. Space for upright appliance. Wall mounted boiler with wall mounted cupboards either side. Wine rack. Butler sink. Laminate floor. Part tiled walls. Double glazed window and door. Extractor fan. Radiator. Door to garden.

First Floor Landing

Double glazed leaded light obscure glass window. Picture rail

Master Bedroom 19'7 x 9' (5.97m x 2.74m)

Double glazed window. Radiator. Door to:

En-Suite Bathroom/W.C 8'11 x 5'7 (2.72m x 1.70m)

Fitted suite comprising of panelled bath with telephone style shower attachment. Pedestal wash hand basin. Low level flush w.c. Tiled walls. Wood effect flooring. Double glazed obscure glass leaded light window. Radiator.

Bedroom Two 13'2 x 12'11 (4.01m x 3.94m)

Double glazed West aspect window. Picture rail. Built in shelved cupboards. Fireplace with wood surround feature.

Bedroom Three 12'2 x 8'11 (3.71m x 2.72m)

Double glazed window overlooking garden. Picture rail. Radiator.

Bedroom Four 7'8 x 7'2 (2.34m x 2.18m)

Double glazed window. Picture rail. Radiator.

Bathroom/W.C 8'4 x 8'1 (2.54m x 2.46m)

Clawfoot roll top bath. Stainless steel independent shower and curtain rail. Pedestal wash hand basin. Low level flush w.c. Electric heated towel radiator. Painted part wood-panelled walls. Double glazed window and double glazed obscure glass window. Built in airing cupboard with shelves, additional radiator and built in cupboards. Varnished exposed wood floor. Inset spotlights.

Outside

Rear Garden

(In excess of 100 ft.)

A further feature of the property, laid mainly to lawn with mature borders leading onto a separate vegetable patch. Greenhouse. Timber Summer/Playhouse. Brick Build BBQ. Mature Apple tree. Enclosed by fence panelling. Patio area to rear of property providing access to Garage.

In and Out Driveway

Block paved private driveway providing off road parking and raised brick edged borders with mature planting.

Double Length Garage

Accessed via an up and over door to the front with power and light. To the rear providing access all the way through to hard standing in the rear garden.

Version

This is version 1 of the particulars

Tenure

Freehold

Council Tax Band

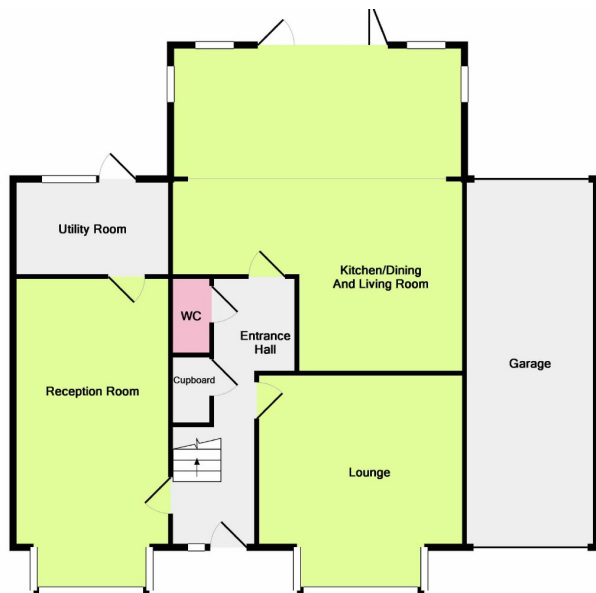
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Local Authority

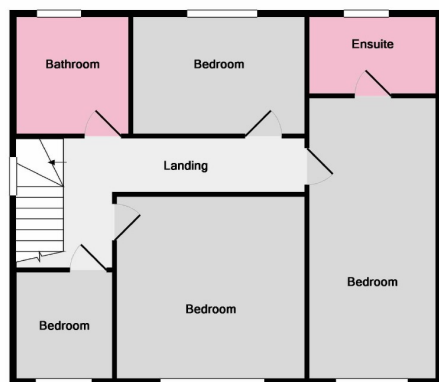
Worthing Borough Council





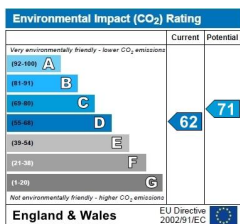
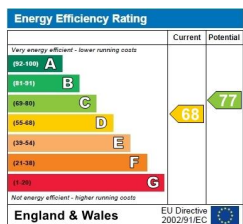


Ground Floor



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are believed to be correct,
but their accuracy is not guaranteed.
They do not form part of any contract.

The services at this property, ie gas,
electricity, plumbing, heating, sanitary and
drainage and any other appliances included
within these details have not been tested
and therefore we are unable to confirm
their condition or working order.

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