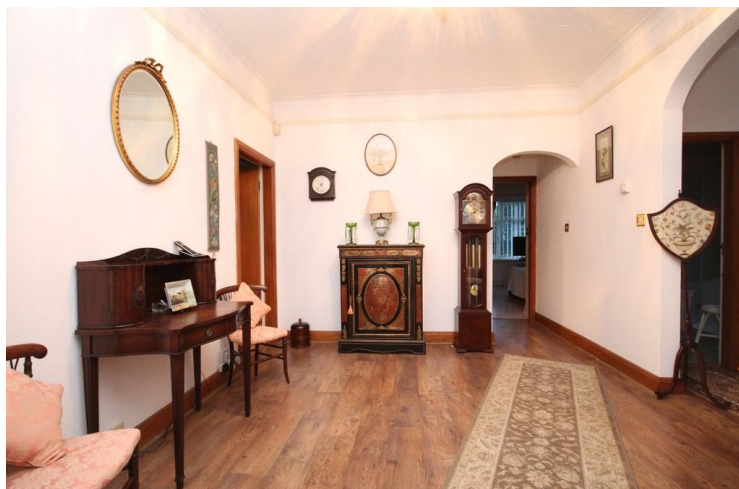


## WORTHING OFFICE

54 Chapel Road, Worthing, West Sussex, BN11 1BE

Tel. 01903 206000    [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk)



Bath Road, Worthing, West Sussex, BN11 3NU

Offers In Excess Of £625,000

- Deceptively Large Detached Chalet
- 28ft Double Aspect South Facing Lounge/Diner
- Double Glazed Conservatory
- Substantial Ensuite to Master Bedroom
- Detached Garage

- Three Large Double Bedrooms
- Large Separate Kitchen
- Downstairs Shower Room
- Off Road Parking For Multiple Vehicles
- Close To Seafront, Shops And Public Transport





Jacobs Steel are excited to present to the market this spacious detached chalet in a fantastic location situated just a few hundred yards of the seafront and approximately one mile from Worthing Town Centre which comprises a whole range of bars, shops and restaurants.

As you enter the property you are welcomed into a large porch with a door leading to the open entrance hall which has access to the under stairs storage cupboard and another storage cupboard. From the hallway you have doors leading to a large south and westerly facing dual aspect lounge, a downstairs WC and shower room. As well as access to two double bedrooms and a fitted kitchen. From the kitchen you have a large storage cupboard and

doors leading to the dining room and the conservatory with doors to the rear garden. On the first floor you are welcomed onto a large landing with a door leading to the master bedroom with fitted wardrobes, a large bay window and access to its exceptionally spacious en suite bathroom.

Externally the property boasts plenty of off road parking for multiple vehicles as well as access to a garage. The property has a matured rear garden.





**PORCH:** Double doors into the porch which has tiled flooring, stained glass window and door to the entrance hall.

**ENTRANCE HALL:** 10' 9" x 9' 10" (3.3m x 3m) Laminate wood flooring, under stairs storage cupboard housing meters, additional storage cupboard. Doors off.

**LOUNGE:** 18' 0" x 16' 0" (5.5m x 4.9m) Dual aspect lounge with feature fireplace, television and phone points and opening to dining room.

**DINING ROOM:** 10' 9" x 9' 10" (3.3m x 3m) Large window overlooking rear garden and door to kitchen.

**KITCHEN/BREAKFAST ROOM:** 13' 5" x 10' 5" (4.1m x 3.2m) Fitted kitchen with a range of white fronted eye and base level units, stainless steel single sink drainer unit with mixer tap, work surfaces with gas hob and integrated oven, space for fridge/freezer, part tiled walls, laminate wood effect flooring, storage cupboard with plumbing for washing machine.

**DOWNSTAIRS SHOWER ROOM:** 9' 6" x 7' 2" (2.9m x 2.2m) Fitted shower room with step in shower cubicle, vanity unit with wash hand basin and cupboards below, ceramic tiled flooring, fully tiled walls, towel rail, airing cupboard with hot water cylinder.

**DOWNSTAIRS WC:** Low level WC, part tiled walls, wash hand basin, ceramic tiled flooring and double glazed window to side.

**BEDROOM:** 16' 0" x 13' 5" (4.9m x 4.1m) Dual aspect bedroom with fitted storage cupboards.

**BEDROOM:** 12' 9" x 11' 5" (3.9m x 3.5m) Double bedroom with laminate wood effect flooring, vanity unit with wash hand basin and cupboards underneath.

**CONSERVATORY:** 13' 5" x 10' 5" (4.1m x 3.2m) Brick and uPVC double glazed build, tiled flooring, telephone and television points, door leading to rear garden.

**LANDING:** Stained glass window, door to large eaves storage and door to master bedroom.

**MASTER BEDROOM:** 18' 4" x 16' 8" (5.6m x 5.1m) Double glazed window, built in wardrobes, glazed doors leading to ensuite.

**ENSUITE:** 15' 8" x 8' 2" (4.8m x 2.5m) Fitted bathroom suite, panelled bath with mixer tap and shower attachment, fully tiled step in shower cubicle, low level WC, bidet, vanity unit with cupboards underneath, part tiled walls and access to loft space.

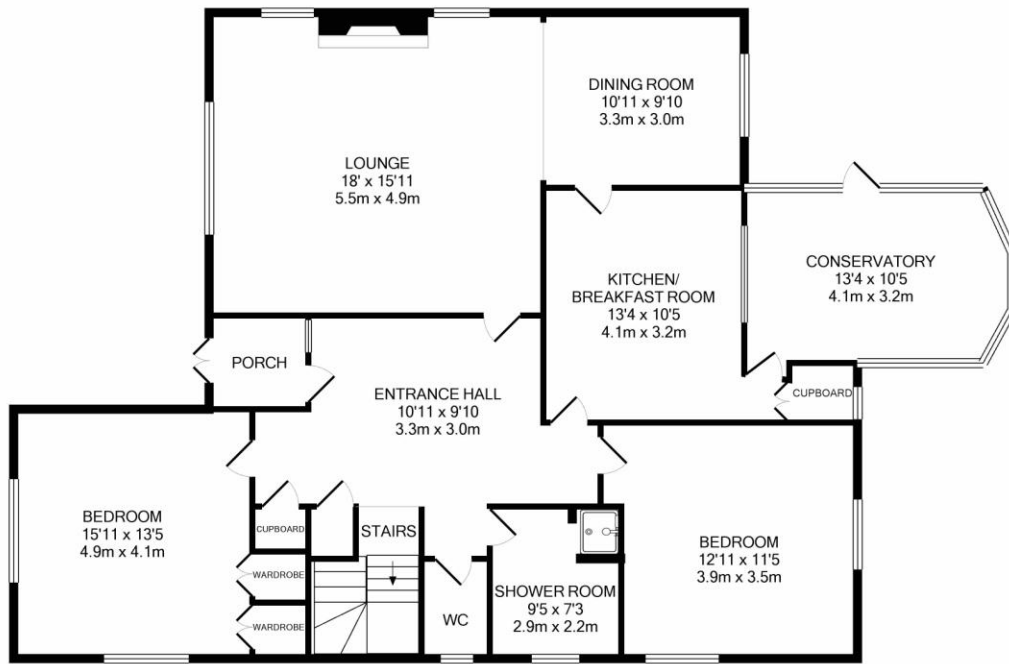
#### OUTSIDE

**FRONT GARDEN:** Electronic gates into a mainly paved front garden providing off road parking for multiple vehicles, borders with flowers and shrubs, raised circular pond, access to:

**DETACHED GARAGE:** A detached brick built garage with up and over door, two double glazed windows, light and power, double glazed door to side.

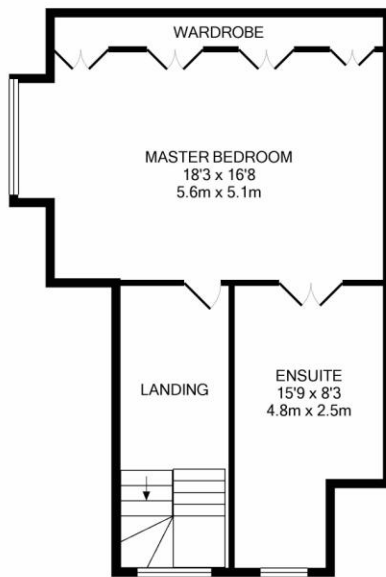
**REAR GARDEN:** Courtyard rear garden, mainly laid with paving, various borders with plants and shrubs & three tier fish pond.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

## Floor Area

51 sq.m. - floor area is quoted from the EPC

## Tenure

Freehold

## Council Tax

Band F Worthing Borough Council

## Viewing Arrangements

Strictly by appointment

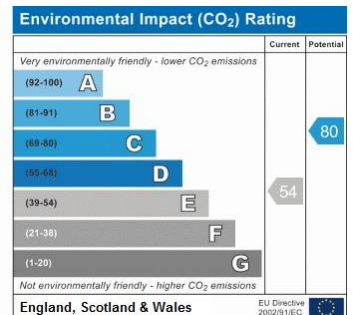
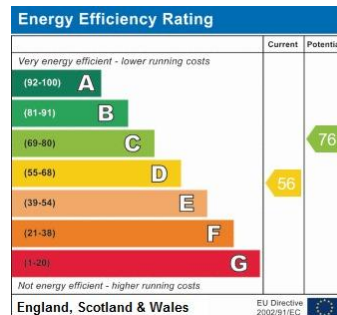
## Contact Details

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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 traveling 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.