



22 Alfriston Road, Worthing, BN14 7QU

No Offers £480,000

OFFERS CONSIDERED FROM £480,000> John Edwards & Co is delighted to present this charming semi-detached chalet bungalow in Alfriston Road, a quiet residential street in the heart of the TAB catchment area, situated between Broadwater and Tarring Village, just a short walk from Worthing's mainline train station (enabling easy access into London Brighton and Littlehampton) and close to the historic seafront and town centre.

The property comprises two/three double bedrooms, including a beautifully bright and spacious loft room, one/two reception rooms, a fully fitted contemporary kitchen, two bathrooms, a large rear garden, and multiple off-street parking.

The property also benefits from zoned underfloor heating throughout, and a large purpose built garden studio/home office, ideal for those looking to work from home, which is fully heated and insulated, and also has a convenient utility area.

This is a genuinely lovely family home in a hugely desirable location, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

EXTERIOR



The front garden is enclosed behind a low brick wall and is laid to lawn, with a block paved driveway providing off-road parking for multiple cars. A patio path leads to the front door, and a five bar gate opens down to enable access along the side of the property, and leads to the garden studio.

PORCH



Good-sized brick and uPVC double-glazed porch, which has a porcelain-tiled wood effect floor, and plenty of space for coat and shoe storage, with wall-mounted lighting and a key safe.

ENTRANCE HALL



The entrance hall has a porcelain tiled/wood effect floor with underfloor heating, a skimmed ceiling with pendant lighting and a smoke detector, and the doors into Reception Room One/Bedroom Three, Bedroom Two, the family bathroom, and the kitchen.

RECEPTION ROOM ONE/BEDROOM THREE



Good sized double room, presently used as a reception room by the current owners, which has a porcelain tiled wood effect floor with underfloor heating, a skimmed ceiling with central ceiling light, power points, and a large double-glazed bay window to front aspect.

KITCHEN & FAMILY ROOM



The contemporary hi-gloss kitchen features a range of wall and base mounted soft-closing cabinets, square-edged work surfaces with an inset sink and drainer and rinser-style tap, integrated appliances including an oven and grill, dishwasher, and four-burner induction hob with extraction unit over. There are also two pull-out pantry cupboards, and a breakfast bar with space for stools and storage below. Double-glazed windows and doors to side and rear provide plenty of natural light.

This leads through into the family room, which is a further reception area, with plenty of space for lounge seating, TV and power points, some wall-mounted shelving, and large double-glazed sliding doors opening out onto the rear patio.

Throughout both areas there is porcelain-tiled wood effect flooring with underfloor heating, and skimmed ceilings with suspended spotlighting and a smoke detector.

BEDROOM TWO



Good sized double downstairs bedroom which has a porcelain-tiled wood effect

floor with underfloor heating, a skimmed ceiling with pendant lighting, power points, inbuilt wardrobes with sliding mirrored doors, and double-glazed windows to front aspect.

FAMILY BATHROOM



Good sized family bathroom which features a four-piece suite comprising a large walk-in shower cubicle, a panelled bath, a cameo-style hand wash basin with storage below, and a low-level WC. There is a porcelain-tiled wood effect floor with underfloor heating, a skimmed ceiling with central ceiling light and an extractor fan, a heated towel rail, and double glazed opaque windows to side aspect.

STAIRS TO FIRST FLOOR LANDING



The stairs are wooden, with a wooden balustrade, and lead to the master bedroom.

BEDROOM ONE - MASTER



This exceptionally spacious converted loft room has a porcelain tiled wood effect floor with underfloor heating, a skimmed ceiling with central ceiling light, dual aspect, dual aspect double-glazed windows comprising Velux to front and double-glazed to rear, power points/USB chargers, and the door into the ensuite bathroom.

ENSUITE BATHROOM



Good sized ensuite bathroom which features a four-piece suites comprising a large walk-in shower cubicle, a panelled bath, a cameo-style hand wash basin with storage below, and a low-level WC. There is a porcelain tiled wood effect floor with underfloor heating, a skimmed ceiling with a central ceiling light and extractor fan, a Velux window to rear aspect, and access to a good sized under-eave storage cupboard.

REAR GARDEN



The large and beautifully maintained rear garden is laid to lawn and fringed with established plant, shrub, and flower borders. It boasts several mature fruit trees, including apple, pear, and plum, raspberry vines, and several vegetable patches, and is entirely organic - having been free of pesticides for over 8 years.

Two separate patio areas provide plenty of space for barbecuing and alfresco dining, and there are brackets for hanging baskets, exterior lighting, a good size garden/bicycle-storage shed, an outside tap, exterior power sockets, and several water butts. There is also access to two separate outside storage cupboards, one of which is used as a pantry by the present owners, and the other housing the boiler which is approximately one year old, and the manifolds for the underfloor heating system.

GARDEN STUDIO



Fantastically bright and spacious purpose built studio, presently used as a home office by the current owner, but which could easily be repurposed as a salon/gym/treatment room. It has its own independent power supply, Karndean flooring with underfloor

heating, several double-glazed Velux skylights, and large sliding double-glazed doors out onto the garden patio. There is also a utility area which features several base mounted cabinets, rolled top worksurfaces with an inset sink and drainer, and space and plumbing for a washing machine.

Floor Plan

Alinora Road, Worthing BN14 7QU

Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft
 Garden Studio = 22.3 sq m / 240 sq ft
 Total = 138.4 sq m / 1490 sq ft

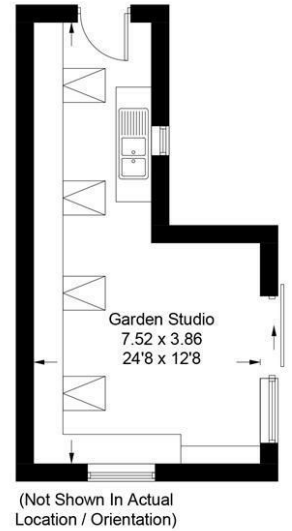
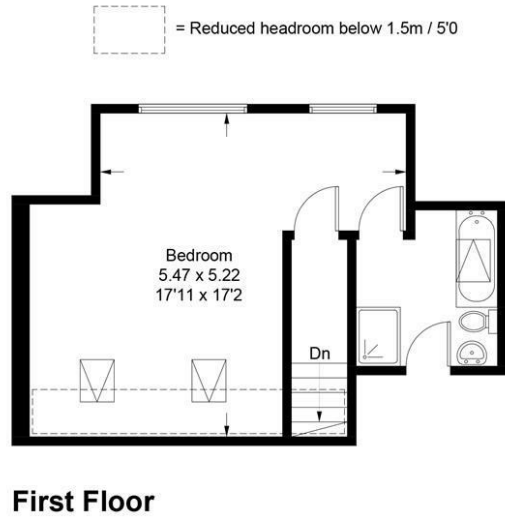
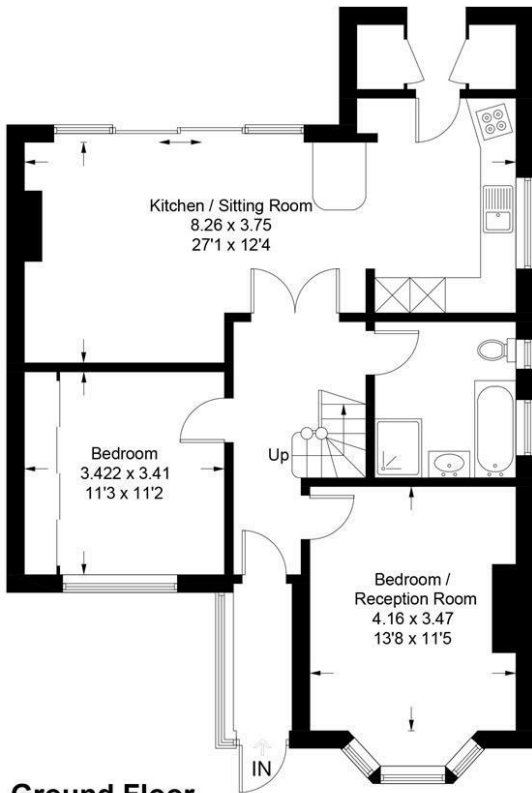
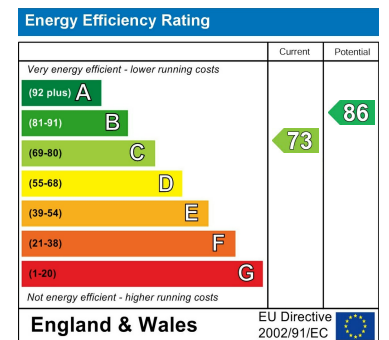


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2023

Area Map



Energy Efficiency Graph



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