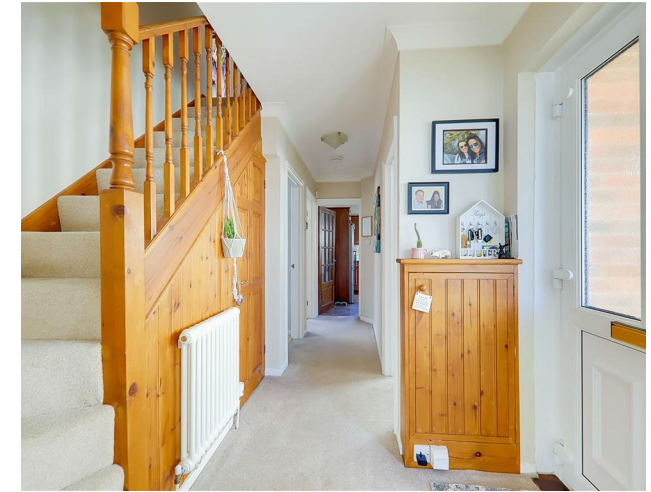




39a Arundel Road, Worthing, BN13 3EJ

Price Guide £475,000



A fantastic opportunity to purchase this three bedroom EXTENDED DETACHED chalet home offering versatile and spacious accommodation briefly comprising; covered porch, entrance hall, 25ft lounge/dining room, kitchen/breakfast room, two ground floor bedrooms and shower room/Wc. To the first floor there is a TRIPLE ASPECT main bedroom with feature double doors and JULIET BALCONY, bathroom/Wc and dressing/study area. Externally there are lawned gardens to front and rear with BLOCK PAVED driveway providing off road parking for several vehicles. ****Internal viewing is highly recommended****

- Extended Detached Chalet
- Three Bedrooms
- 25ft Lounge / Dining Room
- Lawned Gardens
- Shower Rm/Wc & Bathrm/Wc
- Block Paved Driveway
- Juliet Balcony
- Double Glazed & GCH



Covered Porch

Double glazed window and front door opening to;

Entrance Hall

Modern column radiator. Meter cupboard. Understairs cupboard.

Lounge / Dining Room

7.63 x 3.06 (25'0" x 10'0")
Sliding patio doors over looking and leading to the rear garden. Double glazed window to East and West aspects. Wood effect flooring. Two Radiators.

Kitchen/Breakfast Room

3.35 x 2.95 (10'11" x 9'8")
Range of work surfaces with cupboards and drawers fitted under. Inset one and half sink unit. Fitted five ring gas hob with oven under and extractor above. Space for fridge/freezer and washing machine. Integrated dishwasher. Range of matching wall cupboards with lighting under. Radiator. Part tiled walls. Double glazed window over looking the rear garden and double glazed door and window to the side.

Bedroom Two / Living Room

4.79 x 4.42 (15'8" x 14'6")
Double glazed Southerly aspect bay window. Radiator.

Bedroom Three

3.65 x 2.14 (11'11" x 7'0")
Double glazed window. Radiator.

Ground Floor Shower Room/Wc

Suite comprising corner shower cubicle, vanity wash basin with cupboards under and low level flush Wc. Tiled walls and tiled floor. Chrome towel radiator. Two double glazed obscure glass windows.

First Floor Landing

Bedroom One

4.17 x 3.25 (13'8" x 10'7")
Double glazed doors opening to Juliet balcony over looking the rear garden. Further double glazed windows to East and West aspects. Radiator.

Bathroom/Wc

Suite comprising panelled bath with shower above, vanity wash hand basin with cupboards under and low level flush Wc. Chrome towel radiator. Double glazed obscure glass window. Part tiled walls.

Study / Dressing Area and Loft Space

Double glazed window and skylight window. Door giving access to loft space.

Rear Garden

A true feature of this home with paved patio and steps leading to lawned area with attractive raised sleeper borders with mature planting. Timber shed. Gate providing side access.

Front Garden

South facing paved terrace with side pathway leading to the front door. Lawned area with mature borders.

Driveway

Block paved providing off road parking for several vehicles.

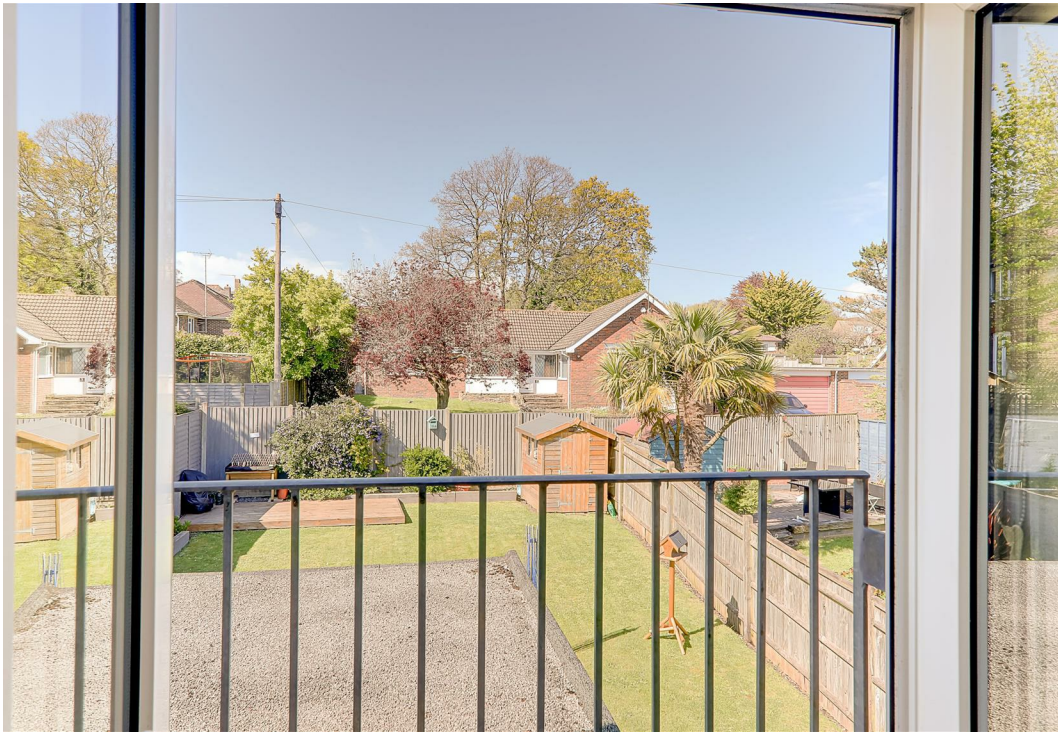
Required Information

Council tax band: D

Draft version: 1

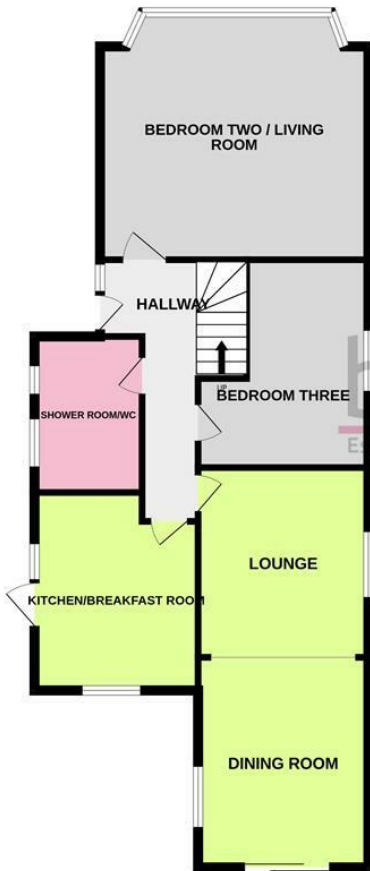
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







GROUND FLOOR



1ST FLOOR



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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