

**5 Gladiolus Grove, Worthing, BN13 3GU** Guide Price £585,000









We are delighted to present this exceptional detached home, finished to a high standard throughout and offering generous living space ideal for modern family life. On the ground floor the accommodation begins with a welcoming entrance hallway leading to a contemporary open-plan kitchen/diner, complete with a fully fitted kitchen suite. There is also a separate utility room, a spacious living room, and a convenient downstairs cloakroom. The first floor you will find four well-proportioned bedrooms, including a master suite featuring a private en-suite bathroom. A stylish family bathroom serves the remaining bedrooms. A standout feature of this home is the professionally converted loft, transformed into a luxurious cinema room with a fully fitted bar—perfect for entertaining or relaxing in style. Externally, the property boasts beautifully landscaped gardens to both front and rear, a private driveway offering ample off-street parking, and access to a detached garage.



- Four Bedrooms
- Beautifully Landscaped Gardens
- Two Bathrooms
- Detached Garage
- Private Driveway
- Cinema Room with Bar
- Utility Room







## **Entrance Hall**

Tiled flooring throughout. Radiator. Under stair cupboard.

## Living Room

6 x 3.4 (19'8" x 11'1")

Carpeted throughout. Double glazed window. Two radiators. Log burner. Double glazed Bi-Fold doors leading onto Rear garden.

## Kitchen/Diner

### 6 x 3.5 (19'8" x 11'5")

A modern contemporary kitchen suite briefly comprising; a range of matching wall and base units. Composite worktops. Inset sink with drainer. Four ring gas hob with extractor fan above. Integrated appliances including dishwasher. Fridge/Freezer. Wine cooler. Tiled flooring throughout. Spotlights. Three double glazed windows.

## **Utility Room**

Tiled flooring throughout. Radiator. Space for washing machine/Tumble dryer. Cupboard housing combination boiler. Door providing access to private driveway and garage.

## Cloakroom

tiled flooring throughout. Low level Wc. Corner wash hand basin. Radiator. Spotlights.

## First Floor landing

Carpeted throughout. Radiator. Spotlights. Door providing access to large storage cupboard.

# Master Bedroom

3.4 x 3.4 (11'1" x 11'1") Carpeted throughout. Radiator. Double glazed window. Door providing access to;

# **En-Suite**

Tiled flooring throughout. Part tiled walls. Low level Wc with matching wash hand basin. Shower cubicle with glass sliding door. Spotlights. Wall mounted heated towel rail.

## **Bedroom Two**

3.5 x 3 (11'5" x 9'10") Carpeted throughout. Radiator. Double Glazed window.

# Bedroom Three

3 x 2.8 (9'10" x 9'2") Carpeted throughout. Radiator. Two double glazed window.

# Bedroom Four

3 x 2.5 (9'10" x 8'2") Carpeted throughout. Radiator. Double glazed window. Double glazed window.

#### **Family Bathroom**

Tiled flooring throughout. Part tiled walls. Panelled bath with inset waterfall shower attachment above. Low level Wc with matching wash hand basin. Spotlights. Wall mounted heater towel rail.

### Stairs leading to;

### Cinema/Loft Room

Carpeted throughout. Three velux windows. Spotlights. Two radiators. Access to eaves storage. Built in bar area with power and lighting

### **Outside:**

### **Rear Garden**

Raised decking area. Large artificial grass area. A range of raised beddings. Brick built BBQ. Access to side access leading to private driveway and Garage

## Front Garden

Wrap around lawned areas with Cotswold stone surround. Access to private driveway for multiple cars.

## Private Garage

Access via up and over door. Power and lighting. Boarded storage area.

Stairs to;



Total area: approx. 145.1 sq. metres (1561.6 sq. feet)



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