



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



32 Manor Road

Worthing, West Sussex, BN11 4RU

Guide Price £725,000

- Chain free detached chalet bungalow
- Impressively spacious 2 storey layout
- Large gardens to both the front and rear
- Private driveway parking and integral garage/utility room
- Tree-lined road circa 0.4 miles from the beach
- 3 double bedrooms and 2 bath/shower rooms
- Superbly sized interconnecting living and dining rooms
- Excellent fully fitted kitchen
- Large breakfast area with vaulted ceiling and French doors to the garden
- Additional modern conservatory

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Step Inside

Sitting back from a tree-lined road in a gently elevated position that gives a great sense of privacy, this enviably spacious detached chalet bungalow looks out onto the greenery of large gardens to both the front and rear. Within a 0.4 stroll from the beach and with easy access to the centre of town, its thoughtfully extended layout flows from a central entrance hall and captures a lovely degree of natural light at every opportunity.

Generating a hugely sociable yet delineated design, a duo of superbly sized and presented reception rooms combine with a modern conservatory to give a wealth of interconnecting space in which to relax and spend time together. With the warm tones of a wood floor and the charm of bow windows and picture rails, an excellent double aspect dining room sits to the front and unfolds onto a stylish living room. Glazed double doors subtly enhance the sense of light and space, and whilst a fireplace adds a homely focal point further doors extend the generous dimensions further still taking you into a modern conservatory.

Across the entrance hall a first class kitchen is fully fitted with sleek gloss cabinets and contrasting black countertops. The wrap-around design provides ample storage and workspace, and has both an integrated dishwasher and a freestanding cooker. Its tiled floor extends seamlessly into a magnificent large breakfast room filled with light from a vaulted glazed ceiling and French doors that tempt you out onto a secluded side patio for a peaceful morning coffee.

Three double bedrooms produce a fantastic amount of versatile accommodation, and whilst two have more of those elegant leaded bow windows, one sits exclusively on the top floor creating a prized escape from the hubbub of a busy day. Together they share two ground floor bath/shower rooms with modern suites and matching tile settings.

Step Outside

Boarded by a feature bungaroosh wall topped with mature hedging, the notably large and raised front garden provides both an impressive introduction and a cherished feeling of privacy from passers-by. Tastefully landscaped and framed by flowerbeds stocked with palms, roses and evergreen shrubs, it stretches up to the covered doorway of a double fronted facade, while to the side a prodigious brick paved driveway combines with an integral garage/utility room to supply plenty of private off-road parking.

To the rear the French doors of the breakfast room and conservatory entice you out into a beautifully secluded garden. Its broad paved patio wraps-around to the side and reaches down alongside a large established lawn to give you every opportunity to sit, dine and unwind in the summer sun. A profusion of flowering shrubs peppers elegant white blooms along the borders, high hedging enhances the level of privacy and a timber shed supplies handy external storage.

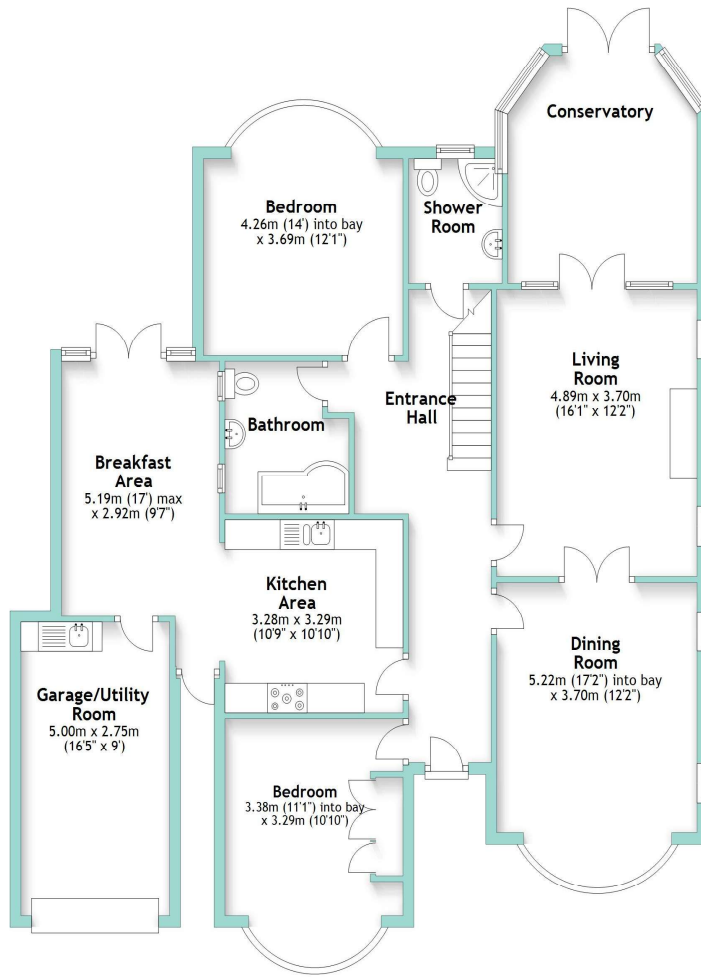
In your local area

With the beach and seafront under half a mile from your door, this detached home is ideally positioned for all that Worthing has to offer. The city centre with its wide range of high street and independent cafes, shops, bars and restaurants is within easy reach, and there are plenty of supermarkets to choose from including Waitrose and Marks & Spencer. Local Spar and Morrisons outlets are a short walk away (0.3miles) on Heene Road, and local schools include The Nursery School Company, Heene C of E Primary School, St Mary's Catholic Primary School, and Our Lady of Sion Junior and Senior schools. West Worthing and Worthing mainlines stations are 0.6 and 0.9miles respectively.



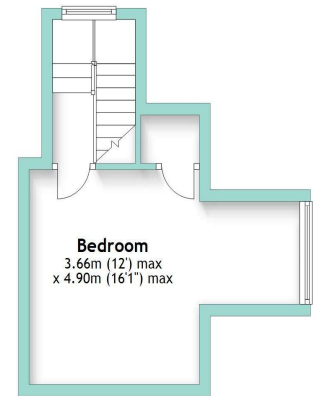
Ground Floor

Approx. 139.1 sq. metres (1497.5 sq. feet)



First Floor

Approx. 20.0 sq. metres (215.2 sq. feet)



Total area: approx. 159.1 sq. metres (1712.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax: Adur & Worthing, Band E

Tenure: Freehold

Flood Risk: Rivers & Sea: Very Low

Surface Water: Very Low

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.