



72 Salvington Road, Worthing, BN13 2HN  
Guide Price £525,000

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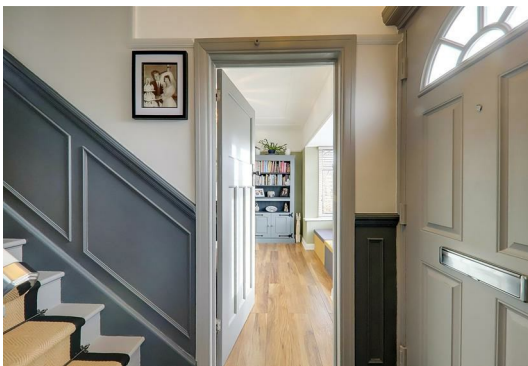




Impeccably presented and expertly extended, this charming 1930s detached chalet boasts three bedrooms and two bathrooms in a prime location on Salvington Road, Worthing. Conveniently positioned near local shops, schools and transportation, this property offers an inviting layout. Accommodation features entrance hall, 18ft dual-aspect lounge/diner, versatile ground floor bedroom or dining room, contemporary kitchen, utility room, ground floor shower room and a bright 14ft second reception room with bi-folding doors. Upstairs, there is an inviting first-floor landing leading to an 18ft dual-aspect primary bedroom, second bedroom and a well-appointed family bathroom. Outside there is a generous rear garden, front garden, private driveway and garage. Viewing is highly recommended to fully appreciate the exceptional condition of this home.

- 1930's Detached Chalet Bungalow
- Three Double Bedrooms
- Popular Salvington Location
- Immaculate Presentation
- Modern Kitchen And Bathrooms
- Landscaped Rear Garden With Storage And Summer House
- Private Driveway
- Garage









#### Entrance

UPVC double glazed front door opening to:

#### Entrance Hall

Stairs to first floor with central stair runner. Wall panelling. Laminate flooring. Levelled ceiling.

#### Lounge/Diner

5.56m x 3.15m (18'3 x 10'4)

South aspect double glazed bay window to front. Two West aspect double glazed windows to side. Working fireplace with brick surround, wooden mantel and tiled hearth. Two radiators. Picture rails. Laminate flooring. Decorative panelled ceiling.

#### Ground Floor Bedroom Three / Dining Room

3.38m x 2.95m (11'1 x 9'8)

South aspect via double glazed bay window to front. Electric fireplace with tiled surround. Radiator. Picture rails. Laminate flooring. Decorative panelled ceiling.

#### Kitchen

4.32m x 2.46m (14'2 x 8'1)

Wood effect work surfaces incorporating single drainer stainless steel sink unit with extendable hose mixer tap and drainer. Five ring gas hob with tiled splashback and oven/grill below. Space and plumbing for dishwasher. Range of matching soft close cupboards, drawers and wall units. Under stairs storage cupboard. Radiator. Decorative panelled ceiling. Laminate flooring. Opening to:

#### Inner Hall

Laminate flooring. Levelled ceiling. Ceiling skylight.

#### Utility Room

2.26m x 1.50m (7'5 x 4'11)

Double glazed door to side. Space and plumbing for American style fridge/freezer, washing machine and tumble dryer. Tiled flooring. Levelled ceiling.

#### Ground Floor Shower Room

2.26m x 1.30m (7'5 x 4'3)

Step in shower with rainfall showerhead, handheld attachment, wall mounted controls and glass shower screen. Concealed cistern push button w/c. Wash hand basin with storage cupboard below. Ladder style towel radiator. Part tiled walls. Tiled flooring. Levelled ceiling. Extractor fan.

#### Second Reception Room

4.47m x 3.99m (14'8 x 13'1)

Double glazed bi folding doors overlooking and leading to rear garden. Two further double glazed windows. Two radiators. Levelled ceiling. Large ceiling skylight. Inset spotlights. Laminate flooring.

#### First Floor Landing

Double glazed window to rear. Radiator. Picture rails. Panelled walls. Decorative panelled ceiling. Access hatch to loft.

#### Primary Bedroom

5.54m x 3.38m (18'2 x 11'1)

South and West aspect double glazed windows to front and side. Two radiators. Storage cupboard with shelving and hanging space. Picture rails. Decorative panelled ceiling.

#### Bedroom Two

3.38m x 2.90m (11'1 x 9'6)

South aspect double glazed window to front. Radiator. Storage cupboard with shelving and hanging space. Picture rails. Decorative panelled ceiling.

#### Family Bathroom

2.49m x 1.75m (8'2 x 5'9)

Panelled bath with wall mounted rainfall shower over, telephone style handheld attachment, tiled surround and folding shower screen. Pedestal wash hand basin. Low level flush push button w/c. Ladder style towel radiator. Storage cupboard. Two double glazed obscure glass windows. Tile effect vinyl flooring. Wall panelling. Extractor fan.

#### Private Rear Garden

Majority laid to lawn with mature tree and shrub borders. Enclosed by 6 ft fence. Two access gates to side. Patio area providing space for outdoor table and chairs being ideal for entertaining. Two timber storage sheds with power and light. Timber summerhouse with power and light.

#### Front Garden

Enclosed by timber fence and mature hedging. Area laid to shingle providing additional off road parking.

#### Private Driveway

Providing off road parking and leading to:

#### Garage

Up and over door. Benefiting from power and light.

#### 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.



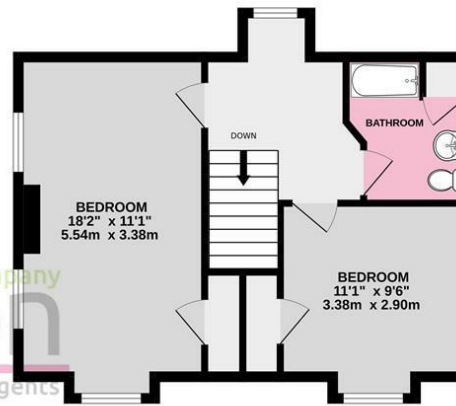




GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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