



8 Cleveland Close, Worthing, BN13 2HB
Guide Price £625,000

and company
bacon
Estate and letting agents



A versatile and generously sized four bedroom detached boasting a self-contained annexe, double-length garage and roof terrace with distant sea views situated in a quiet cul-de-sac in Salvington. Accommodation briefly comprises spacious porch, large hallway, 19ft lounge, study area, dining room, kitchen/breakfast room, utility room and garden room. Upstairs, there are two large double bedrooms with built-in wardrobes, a single bedroom overlooking the garden and a family bathroom. The modern annexe has a private entrance and consists of a studio space with a kitchen area and an en-suite shower room. Outside, a long driveway provides ample parking and leads to the garage with an attached workshop, low-maintenance rear garden with mature trees offers access to a South-facing roof terrace with distant sea views.

- Detached Chalet Bungalow
- Four Double Bedrooms
- Sun Balcony
- Three Reception Rooms
- Bathroom & Ensuite
- Garage





Porch

UPVC front door. Tiled walls and flooring. Ample space for shoes and coats.

Entrance Hall

Radiator. Storage cupboard. Stairs to first floor landing. Wood flooring. Double doors to:

Lounge

6.02m x 3.91m (19'9 x 12'10)

Double glazed window overlooking rear garden. Two radiators. Wood flooring. Levelled and coved ceiling. Inset spotlights.

Study Area

3.73m x 2.49m (12'3 x 8'2)

Double glazed sliding door to front.

Dining Room

4.29m x 3.15m (14'1 x 10'4)

Two double glazed windows overlooking rear garden. Radiator. Wood flooring. Levelled and coved ceiling. Door to:

Kitchen/Breakfast Room

3.89m x 3.53m (12'9 x 11'7)

Two double glazed windows to front and rear. Roll edge work surfaces incorporating 1 1/2 bowl sink with swan neck mixer tap over. 5 ring gas hob with tiled splashback and extractor canopy over. Fitted oven/grill. Range of matching cupboards, drawers and wall units. Radiator. Wood effect tiled flooring. Door to:

Utility Room

4.01m x 1.68m (13'2 x 5'6)

UPVC doors to front and rear. Roll edge work surfaces with tiled splashback. Space and plumbing for fridge/freezer, dishwasher, washing machine and tumble dryer. Wall mounted 'Baxi' boiler. Wood effect tiled flooring.

Garden Room

3.15m x 1.63m (10'4 x 5'4)

Door to rear garden.

Ground Floor (Annex) Bedroom One

4.50m x 3.61m (14'9 x 11'10)

UPVC door to side. Double glazed window to front. Radiator. Kitchen area: work surfaces incorporating sink with mixer tap and tiled splashback. Space for fridge/freezer & oven. Wood effect tiled flooring. Door to main entrance hall. Door to:

Ensuite

Double glazed obscure glass window. Step in shower with wall mounted controls and sliding glass shower screen. Wash hand basin with storage cupboard below. Concealed cistern push button w/c. Built in storage cupboard. Tiled walls and flooring.

First Floor Landing

'Velux' window. Eaves storage cupboard.

Bedroom Two

5.46m x 3.71m (17'11 x 12'2)

Two double glazed windows to front. Radiator. Two eaves storage cupboards. Two built in cupboards with shelving.

Bedroom Three

4.50m x 4.37m (14'9 x 14'4)

Double glazed window to front. Radiator. Built in cupboard with shelving. Eaves storage.

Bedroom Four

3.12m x 1.96m (10'3 x 6'5)

Double glazed window to rear. Radiator. Access hatch to loft.

Bathroom/wc

Two double glazed obscure glass windows. Corner bath with mixer tap over. Step in shower

with wall mounted controls and sliding glass shower screen. Pedestal wash hand basin. Low level flush w/c. Ladder style towel radiator. Wood effect laminate flooring. Inset spotlights.

Rear Garden

Majority paved for ease of maintenance. Centralised flowerbed. Timber storage shed. Side access gate. Outside tap. Stairs providing access to:

Balcony

Offering Southerly views of the town and sea.

Front Garden

Well maintained flowerbeds and shrubbery. Decking area. Pathway leading to front door.

Driveway

Providing off road parking for several vehicles and providing access to:

Garage

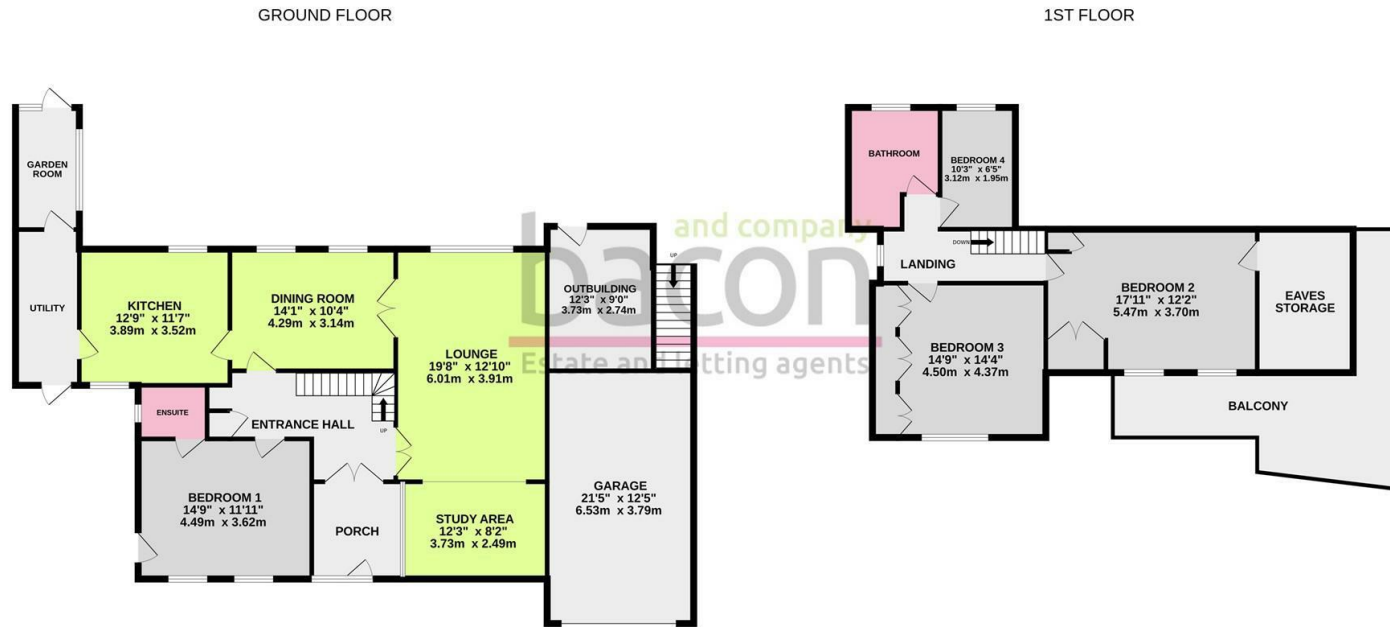
Up and over door. Benefitting from power and light.

Required Information

Council tax band: G

Draft version: 1





TOTAL FLOOR AREA : 1464sq.ft. (136.0 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) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(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.

