



23 Arundel Road, Worthing, BN13 3EH  
Offers Over £500,000

and company  
**bacon**  
Estate and letting agents



A four bedroom deceptively spacious detached house offered for sale with accommodation including as follows, 16'1 lounge, dining room, kitchen and utility room, ground floor WC, ground floor reception room/bedroom 4, landing, three first floor bedrooms, bathroom and separate WC. Externally there are private and enclosed gardens at the rear, a garage and off road parking for several cars at the front. Viewing is recommended.

- Deceptively Spacious House
- Possible Four Bedrooms
- Two/Three Reception Rooms
- Ground Floor WC
- Kitchen & Utility Room
- Bathroom / Separate WC
- Private Gardens
- Garage and Off Road Parking



### Entrance

Front door to :

### Entrance Hall

Attractive wooden flooring, staircase to first floor, radiator.

### Ground Floor WC

Low level flush WC, double glazed window, wash hand basin with cupboard under, meter cupboard.

### Lounge

4.90m x 3.81m (16'1 x 12'6)

Double aspect double glazed window to front and side, fireplace surround, continued wooden flooring, radiator.

### Dining Room

Double radiator, levelled ceiling with inset lighting, double glazed sliding doors to and overlooking the rear garden, door to:

### Inner Hall

Understairs storage cupboard, openings to kitchen and utility room.

### Utility Room

2.95m x 1.83m (9'8 x 6'0)

Worktop surface incorporating a inset single bowl sink, space used for washing machine, range of cupboards and drawers housing gas fired boiler, double glazed window.

### Kitchen

3.68m x 2.62m (12'1 x 8'7)

Range of worktop surfaces incorporating a

double bowl single drainer sink unit , AEG hob with oven under, integrated dishwasher and space used for fridge freezer, range of cupboards and drawers and breakfast bar area, double glazed window overlooking the rear garden.

### Bedroom 4 / Third Reception Room

3.73m x 3.66m (12'3 x 12'0)

Two radiators, double aspect double glazed window to front and side, continued wooden flooring.

### First Floor Landing

4.32m narr to 3.05m x 3.81m

Radiator, access to loft space.

### Bedroom 1

14'2 narr to 10'0 x 12'6

Wood flooring, double glazed window, inset lighting, radiator.

### Bedroom 2

4.32m narr to 3.05m x 3.66m (14'2 narr to 10'0 x 12'0)

Radiator, wood flooring, double glazed window.

### Bedroom 3

3.73m x 2.57m (12'3 x 8'5)

Wood flooring, inset lighting, radiator, double glazed window, eaves storage cupboard.

### Bathroom/WC

Comprising panelled bath with shower above, pedestal wash hand basin, low level flush WC, double glazed window.

### Separate WC

Low level flush WC, double glazed window.

### Rear Garden

Enclosed by fencing with lawn area, crazy paving and patio/seating area.

### Front Garden/Parking

Block paved driveway with parking space for several cars.

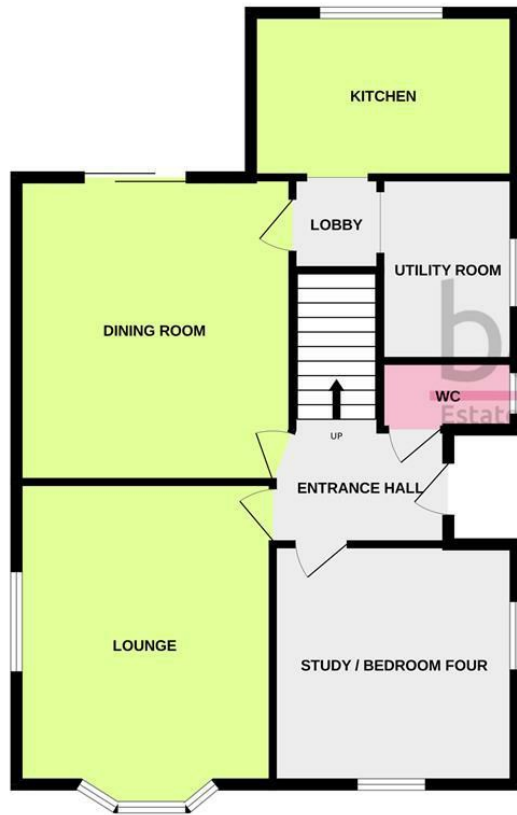
### Garage

5.51m x 2.44m (18'1 x 8'0)

Power and light, up and over door.



GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

