



24 Arundel Road, Salvington, Worthing, BN13 3EQ
Guide Price £475,000

and company
bacon
Estate and letting agents



A detached five bedroom residence located within the catchment area of Salvington and offering both spacious and versatile accommodation consisting of a reception hall, lounge, dining room, kitchen, three ground floor bedrooms, ground floor bathroom, first floor landing, two first floor bedrooms, first floor cloakroom, private driveway and gardens to three sides. The property adjoins the A27 Arundel Road but is accessed via Cotswold Road by foot and car.

- Detached Chalet
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- First Floor Cloakroom
- Private Driveway
- Double Glazed Windows



Reception Hall

5.05m x 2.24m (16'7 x 7'4)

Accessed via a composite front door (new November 2024). Wood laminate flooring. Picture rail. Central heating thermostat. Staircase to first floor landing.

Lounge

4.45m into bay x 3.66m (14'7 into bay x 12'0)

South facing double glazed bay window. Radiator. Picture rail. Dimmer switch.

Dining Room

4.45m x 3.66m (14'7 x 12'0)

Dual aspect via an East facing double glazed window and South facing double glazed bay window. Radiator. Picture rail. Textured and beamed ceiling. Bi-folding doors to the kitchen area.

Kitchen

4.72m x 3.25m (15'6 x 10'8)

Fitted suite comprising of a one and a quarter bowl single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Space for upright fridge/freezer and dishwasher. Part tiled walls. Space for dining table and chairs. Part carpeted and part wood laminate flooring. Wall mounted central heating boiler. Radiator in decorative casing. Textured and beamed ceiling. North and East aspect double glazed windows.

Bedroom One

3.66m x 2.97m (12'0 x 9'9)

South aspect double glazed windows. Radiator. Coved and textured ceiling.

Bedroom Two

3.94m x 3.07m (12'11 x 10'1)

North aspect double glazed windows. Fitted mirror fronted bedroom wardrobes. Radiator. Coved and textured ceiling.

Bedroom Three / Office

3.43m x 3.23m (11'3 x 10'7)

North aspect double glazed windows. Radiator in decorative casing. Picture rail. Textured ceiling.

Ground Floor Bathroom/W.C

2.54m x 2.46m (8'4 x 8'1)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Step in shower cubicle with shower unit. Push button w.c. Pedestal wash hand basin. Tall panel radiator. Coved and wood panelled ceiling with spotlights. Obscure glass double glazed window.

First Floor Landing

South aspect velux window. Doors to all first floor rooms.

Bedroom Four

4.39m x 4.01m (14'5 x 13'2)

Dual aspect via an East aspect double glazed window and two South aspect velux windows offering views across parts of Worthing and to the sea beyond. Radiator in decorative casing. Eaves storage cupboards. Sloping ceilings.

Bedroom Five

4.09m x 3.66m (13'5 x 12'0)

South aspect via two velux windows offering views across parts of Worthing and to the sea beyond. Radiator. Eaves storage cupboards. Sloping ceilings.

First Floor Cloakroom

1.68m x 1.57m (5'6 x 5'2)

Push button w.c. Wall mounted wash hand basin. Radiator in decorative casing. Electric shaver point. Sloping ceiling.

OUTSIDE

Front Garden

On two levels with the majority of area being laid to lawn with two patio areas, one laid to shingle and one paved, both with space for outside garden table and chairs. Raised brick flower and shrub bed.

Side Garden

Paved with additional seating area. Wooden storage shed. Pickett fence and gate to rear garden.

Rear Garden

South facing and again with the majority of area being laid to lawn with flower and shrub beds. Paved pathway and steps to the homes front door.

Private Driveway

Accessed via Cotswold Road. Brick block paved drive with space for one vehicle. Gates then lead into the rear garden with a continuation of the block paved driveway and providing off street parking for an additional three to four vehicles.

Council Tax

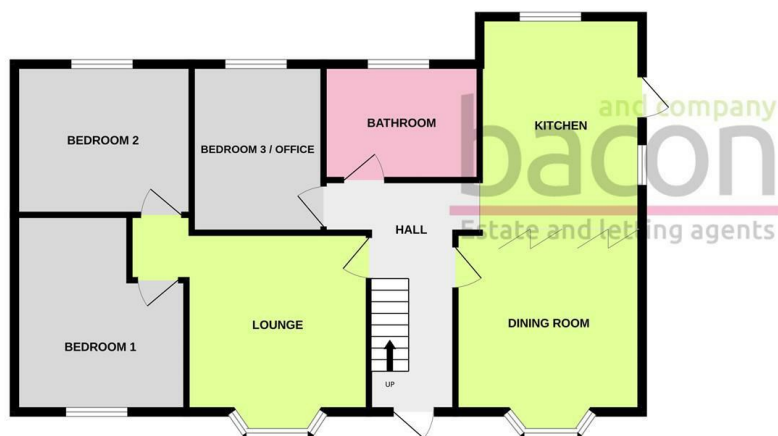
Council Tax Band F



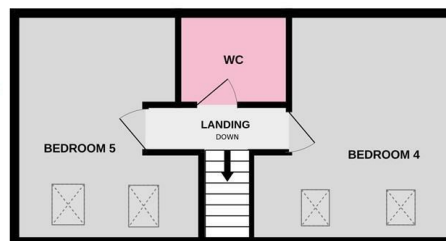




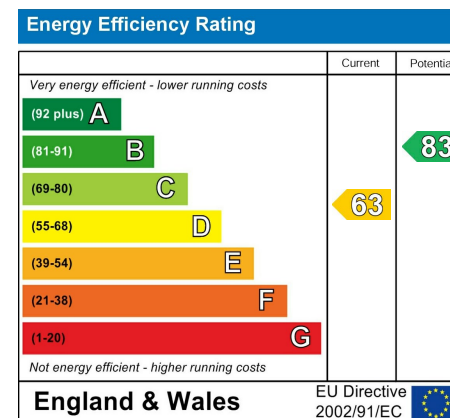
GROUND FLOOR



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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