



Chippings Cote Street, Worthing, BN13 3EX  
Guide Price £875,000

**bacon** and company  
Estate and letting agents





#### PRICE GUIDE £875,000 to £900,000

Set at the foot of the South Downs close to The South Downs National Park, this is a rare opportunity to buy a 'Swedish design' detached family home set in its own grounds in such a beautiful, quiet position.

The accommodation could be adapted easily if required but currently consists of as follows: Reception hall, ground floor cloakroom, lounge/diner, kitchen/breakfast room, inner hall, utility room, two further ground floor reception room (possible bedroom), first floor landing, master bedroom with private west facing balcony, two further bedrooms and a study. Each room and the balcony on the first floor has outstanding countryside views.

The grounds/gardens are completely private and are outstanding and there is a garage and off road parking at the front.

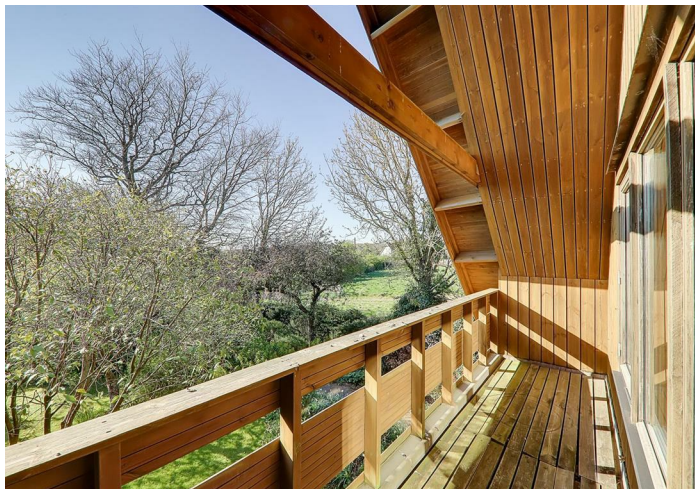
Vacant Possession and viewing highly recommended.

- Private Grounds/ Foot of South downs
- Swedish Design Detached House
- Three /Four Bedrooms
- Three/Four Reception Rooms
- Bathroom and Ground Floor WC
- Private Balcony
- Countryside Views and access to Downs
- Garage and Parking/ Vacant possession









#### Reception Hall

Staircase to first floor, electric radiator, two recessed storage cupboards.

#### Ground Floor Cloakroom

Low level flush WC, triple glazed window, wash hand basin in vanity unit.

#### Lounge/Diner

7.04m x 4.19m (23'1 x 13'9)

Open fireplace with brick built surround and shelving, double aspect triple glazed windows with doors to and overlooking the south side gardens. Electric wall heater, door to reception room, opening to:

#### Kitchen/Breakfast Room

Range of worktop surfaces with cupboards and drawers and space for various appliances, inset double bowl sink unit, four ring hob with extractor over, Neff fitted double oven, range of fitted wall cupboards, triple glazed windows, door to inner hall.

#### Inner Hall

Wall radiator,, recessed storage cupboard, opening to:

#### Utility Room

4.17m x 2.92m (13'8 x 9'7)

Worktop surfaces incorporating a single drainer sink unit and space under used for washing machine and fridge.

#### Garden Room

4.14m x 3.53m (13'7 x 11'7)

Could possible be converted to another reception/ formal room.

Double glazed window and double doors to gardens.

#### Reception Room/ Possible Bedroom 4

4.27m x 3.96m (14'0 x 13'0)

Triple glazed window.

#### First Floor Landing

Access to loft space, recessed double airing cupboard.

#### Bedroom 1

4.98m x 3.86m (16'4 x 12'8)

Part sloping ceilings, two recessed large storage cupboard, triple glazed windows with countryside views. Door to:

#### Sun Balcony

West facing with outstanding countryside views.

#### Bedroom 2

3.48m x 3.23m (11'5 x 10'7)

Triple glazed windows with countryside views. recessed double storage cupboard, part sloping ceilings.

#### Bedroom 3

3.43m x 2.74m/2.13m (11'3 x 9'7)

Part sloping ceilings, triple glazed windows with countryside views, wall heater.

#### Study

2.92m max 2.24m (9'7 max 7'4)

Built into the eaves with sloping ceilings and has been used as a bedroom. Sky light window.

#### Bathroom /WC

3.18m x 2.36m (10'5 x 7'9)

Comprising panelled bath, pedestal wash hand basin,, bidet, low level flush WC, step in shower cubicle, triple glazed windows with countryside views.

#### Gardens and Grounds

The gardens are a particular feature of the property facing mainly south and west. Lawn areas with mature flower and shrub, tree borders , pathways and fishpond.

Vegetable growing area and greenhouse. Shed. Side access to the front from the driveway,

The gardens side onto to open farmland and easy access to the South Downs National Park.

#### Garage and Parking

Single garage with up and over door with off road parking for two cars.

#### Services

No gas supply at the property.

#### Council Tax

Band G

#### Construction

We believe the construction to be brick and timber frame

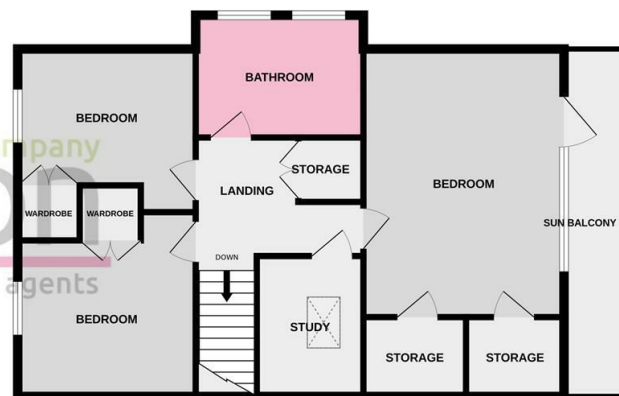






GROUND FLOOR

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(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.

