



17 Mardale Road, Worthing, BN13 2AY

Offers Over £450,000

Situated within close proximity to popular local schools and everyday amenities, this immaculately presented four-bedroom semi-detached house offers a superb south aspect garden. The bright and spacious accommodation comprises living room, modern kitchen/dining room, three bedrooms plus bedroom 4/study, family bathroom and an en-suite shower room to the master bedroom. Having gas central heating and double glazed windows and is an ideal family home for anybody who is looking for a property they can move straight into.



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Ground floor

Double glazed front door to:

Entrance hall

Herringbone Karndean flooring, radiator, stairs to the first floor, good sized understairs storage cupboard, double glazed stained glass window to front, ornate wall mouldings, dado rail and ceiling coving.

Living room

12' x 11'7 into bay (3.66m x 3.53m into bay)

Feature radiator, double glazed windows to bay and ceiling coving.

Kitchen/dining room

18' 2 x 11'8 (5.49m 0.61m x 3.56m)

Herringbone Karndean flooring with range of wall and base units with work surfaces incorporating a one and a half bowl sink unit with cupboard under. Integrated five burner gas hob with built in double oven, integrated fridge/freezer and an integrated slim line dishwasher, plumbing for a washing machine and a radiator. Double glazed window with double glazed doors leading to the rear gardens and inset ceiling spot lighting.

First floor hallway

Stairs to the second floor, dado rail, double glazed stained glass window and ceiling coving.

Bedroom 2

11'9 x 9'9 plus door recess (3.58m x 2.97m plus door recess)

Radiator, double glazed windows overlooking the rear gardens, picture rail and ceiling coving.

Bedroom 3

10' x 9'9 (3.05m x 2.97m)

Radiator, double glazed window to the front, picture rail and ceiling coving.

Bedroom 4/study

7'9 x 5'2 (2.36m x 1.57m)

Herringbone Karndean flooring, tall feature radiator, double glazed window to the front, picture rail and ceiling coving.

Family bathroom

White suite comprising tiled paneled bath with a mains shower and a glass shower screen, part tiled surround, vanity sink unit with drawers under, low level wc, heated towel rail, two double glazed windows, tiled flooring and inset ceiling spot lighting

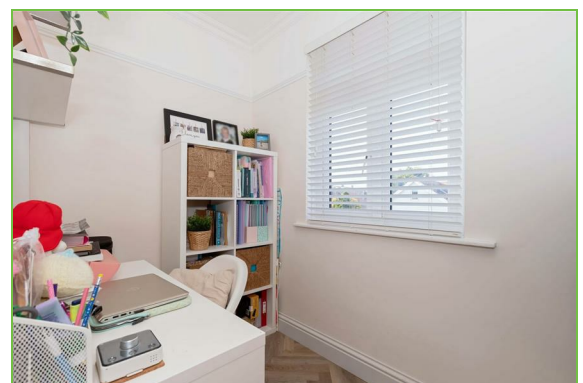
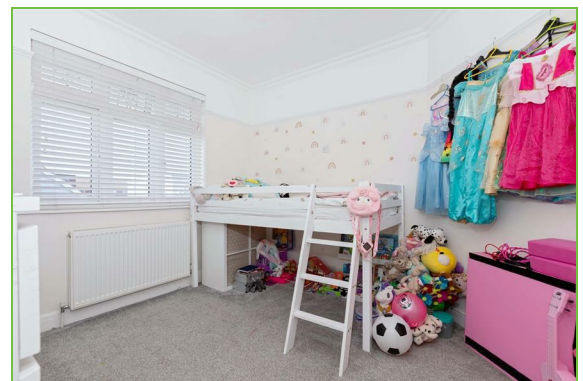
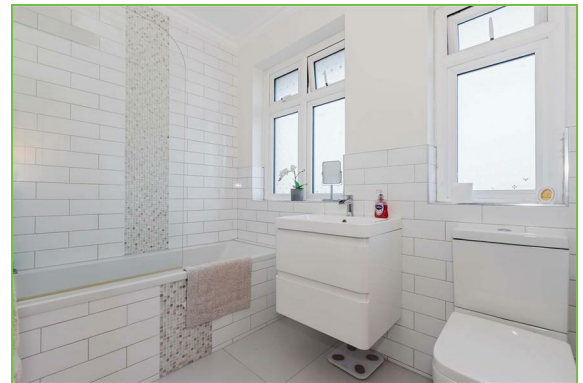
Second floor lobby

Velux window and a double glazed window to the side with ceiling spot lighting.

Master bedroom

16'5 into eaves x 10'8 upto wardrobe (5.00m into eaves x 3.25m upto wardrobe)

A range of fitted wardrobes and shelving, eaves storage space, two Velux windows with views towards the South Downs National Park, further double glazed window with a South aspect having far reaching views.



En-suite shower room

Herringbone Karndean flooring, double width walk in shower with mains shower and attachment, wash basin, low level wc, heated towel rail, double glazed window, extractor fan and ceiling spot lighting.

Formal front garden

With shingle and mature shrubs.

Rear garden

Stone paved area leading to a large lawned south aspect rear garden with rear timber decked area, timber storage shed, flower and shrub borders, outside tap and a security light. Side access via secure gate.

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