



Goodwood Road | Worthing | BN13 2RU
Offers Over **£825,000**





We would love to present this stunning four/five bedroom detached house with annexe potential, this beautifully presented property has a spacious, open plan kitchen/diner/family room, separate lounge, study/bedroom five, ground floor shower room/wc, en-suite and family bathroom, utility room, log cabin/gym & bar area, west facing rear garden and off road parking.



Property details: Goodwood Road | Worthing

Key Features

- Stunning Detached House
- Four Bedrooms
- Beautifully Presented
- 34ft Kitchen/Diner/Family Room
- Separate Lounge
- Study/Bedroom Five
- Ground Floor Shower Room/WC
- Bedroom One with En-Suite
- Log Cabin/Gym and Bar Area
- West Facing Rear Garden



5 Bedrooms



3 Bathrooms



3 Reception Rooms

INTERNAL

Porch leads into the spacious entrance hall. The lounge has a lovely bay window with views over the front and at the rear of the property is a stunning 34ft open plan family room, this contemporary space has a living area as well as a snug, ample space for dining table and chairs, log burner and bi folding doors leading to the west facing rear garden. The modern kitchen has underfloor heating, two integrated mid level ovens, 5 ring gas hob with extractor fan over, larder cupboard, a generous island with inset sink, space for dishwasher, wine rack, cupboards, drawers and bar seating potential. The study could be bedroom five with door leading to the garden and also on the ground floor is a large utility room and shower room/wc. On the first floor are four bedrooms, the main one having a modern en-suite. The family bathroom compliments this floor.

EXTERNAL

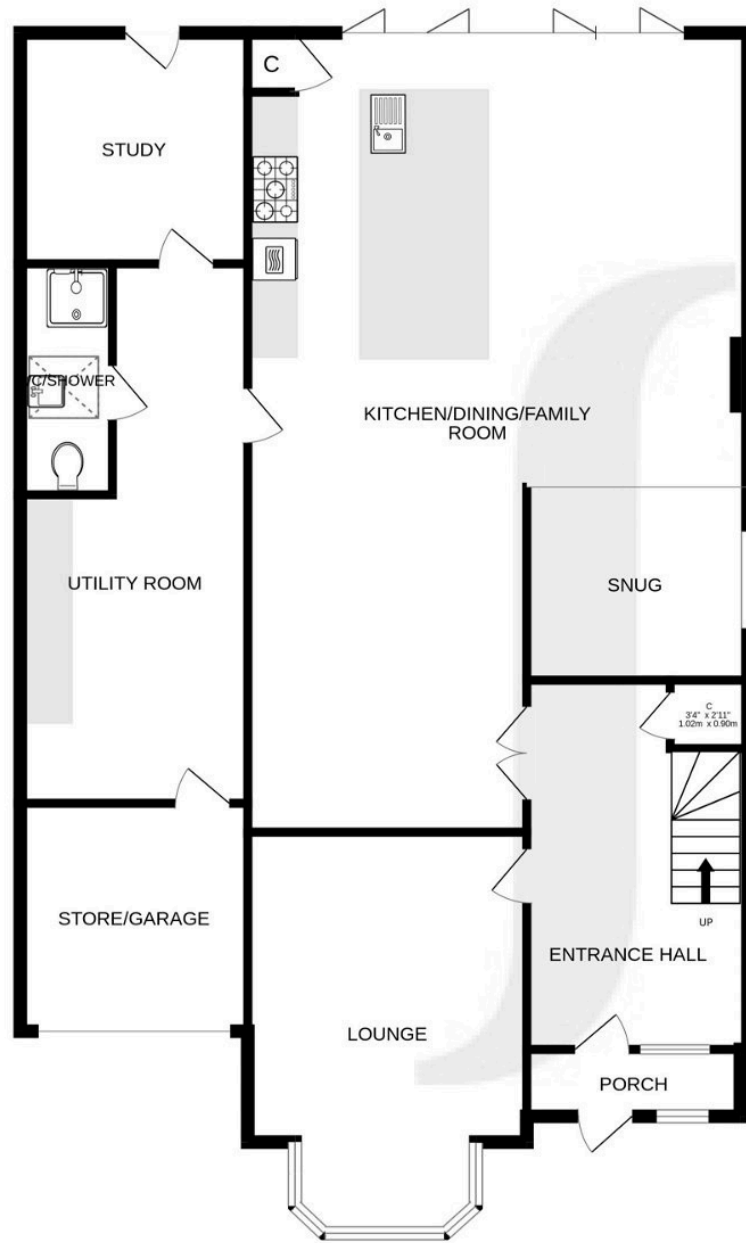
Private driveway benefitting off road parking and leading to the garage/store. West facing rear garden has a decked area for seating, shingle and artificial grass to the rear, a lovely feature is the log cabin which is currently used as a gym with bi folding doors outside, adjacent is the covered area which could be used as a bar or further seating area.

SITUATED

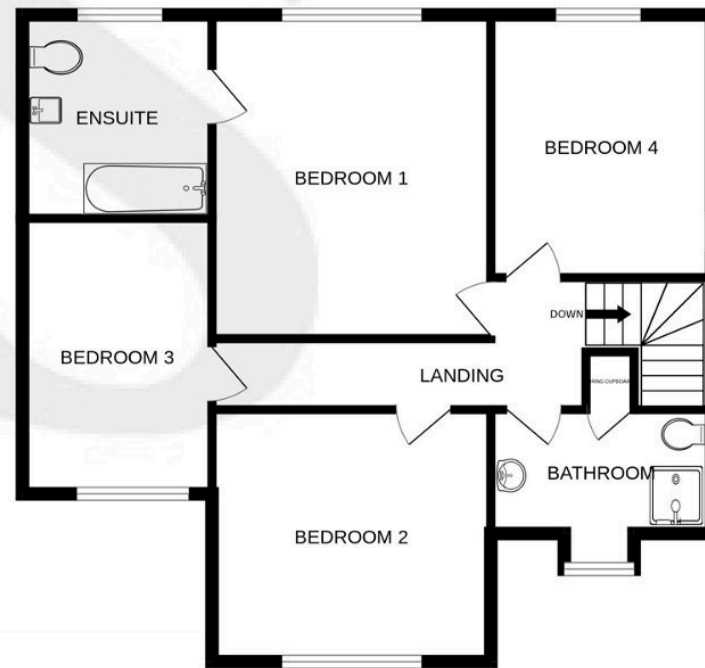
In the popular residential area of Offington. Close by is Findon Valley shopping parade and countryside walks over the South Downs National Park. The property provides easy access to the A27 and A24 which offer routes to Brighton, Surrey and London. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2.4 miles away. The nearest station is West Worthing which is approximately 1.6 miles away. Bus services run nearby.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 1905 SqFt

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.