



Arundel Road | Worthing | BN13 3EW  
Offers Over **£545,000**





We would like to present this lovely three bedroom detached house with plenty of character and charm. The property has a separate lounge and dining room, kitchen/breakfast room, utility area, ground floor cloakroom/wc. Master bedroom has ensuite bathroom, two further bedrooms and a separate shower room/wc. Garage, plenty off road parking and rear garden.



Property details: Arundel Road | Worthing

## Key Features

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor WC
- Bathroom & Ensuite
- Ground Floor W.C
- Front and Rear Gardens
- Garage & Plenty Off Road Parking



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

Brick open entrance porch leading to spacious hallway, wooden flooring throughout the property. Living room with dual aspect and bay window, feature fireplace with gas fire. Separate dining room with same feature fireplace. Nice sized kitchen area with base and wall units and worktop over, integrated dishwasher, space for Range cooker and fridge/freezer. The breakfast area has space for table and chairs. The utility has space and plumbing for washing machine and French doors leading to rear garden. On the first floor bedroom one is a good sized double with dual aspect and bay window, built in window seat with cupboards below and fitted double wardrobes. The en-suite bathroom has a roll top bath, wc and wash hand basin. Bedroom two and three also have fitted wardrobes. Family shower room has step in shower, wc and two wash hand basins.

### EXTERNAL

Gated entrance to private driveway, set back from the road benefitting ample off road parking and leading to garage with up and over door as well as personal door into the garden, large front garden with a selection of trees, shrubs and flowers. Side access to rear garden. The rear garden is mainly laid to lawn with shrub and flower borders. two sheds.

### SITUATED

in the favoured High Salvington area. Local amenities can be found at the Half Moon Parade which is approximately half a mile away and in Findon Valley which is three quarters of a mile away. Tesco's superstore is approximately one and a quarter miles away. Lovely countryside walks nearby and bus services run nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three miles away. The nearest station is West Worthing which is approximately 1.8 miles away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	

## Property Details:

Floor area as quoted by EPC: 1432 sqft

Tenure: Freehold

Council tax band: E

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.