



Swandean Close | Worthing | BN13 3AR
Offers Over **£850,000**





Welcome to this spacious detached family home, beautifully set on a generous 0.22-acre plot and boasting a large rear garden. This home features five double bedrooms, with an en-suite to the main bedroom. The living spaces are equally impressive, with a spacious living room, a separate dining room and a well-appointed kitchen/breakfast room with utility room. Further benefits include a double garage and ample off-road parking.



Key Features

- Substantial Detached House
- Five Bedrooms
- Well Presented
- Kitchen/Breakfast Room & Utility Room
- Separate Dining Room
- Spacious Living Room
- Study & Cloakroom
- Bathroom & En Suite
- Double Garage & Off Road Parking
- Large Rear Garden



5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Upon entering this inviting family home, you are greeted by a welcoming entrance lobby, which provides access to a bright study on the left and a convenient cloakroom on the right. Double doors open into a grand entrance hall, offering access to all principal rooms.

The generously sized living room is filled with natural light from its triple-aspect windows and features French doors that open onto the substantial rear garden. The separate dining room offers ample space for a large dining set, perfect for entertaining. The kitchen/breakfast room features an extensive range of matching units, integrated mid-level double oven and grill, gas hob, fridge/freezer, and dishwasher. There's also space for a breakfast table, making it ideal for casual family meals, and it opens into a utility room with additional space for appliances and a back door to the garden.

Ascending to the first floor, you'll find a spacious landing that leads to five well-proportioned bedrooms. The luxurious master bedroom includes a modern en-suite bathroom and built-in wardrobes, providing plenty of storage. The family bathroom features a panelled bath, separate shower cubicle, WC, and wash basin.

With its well-thought-out design and generous living space, this home is perfect for modern family living.

EXTERNAL

The house sits on a generous 0.22-acre plot, providing plenty of outdoor space, gated entrance into the property which benefits from a double garage and ample off-road parking on the block paved driveway, making it convenient for multiple vehicles.

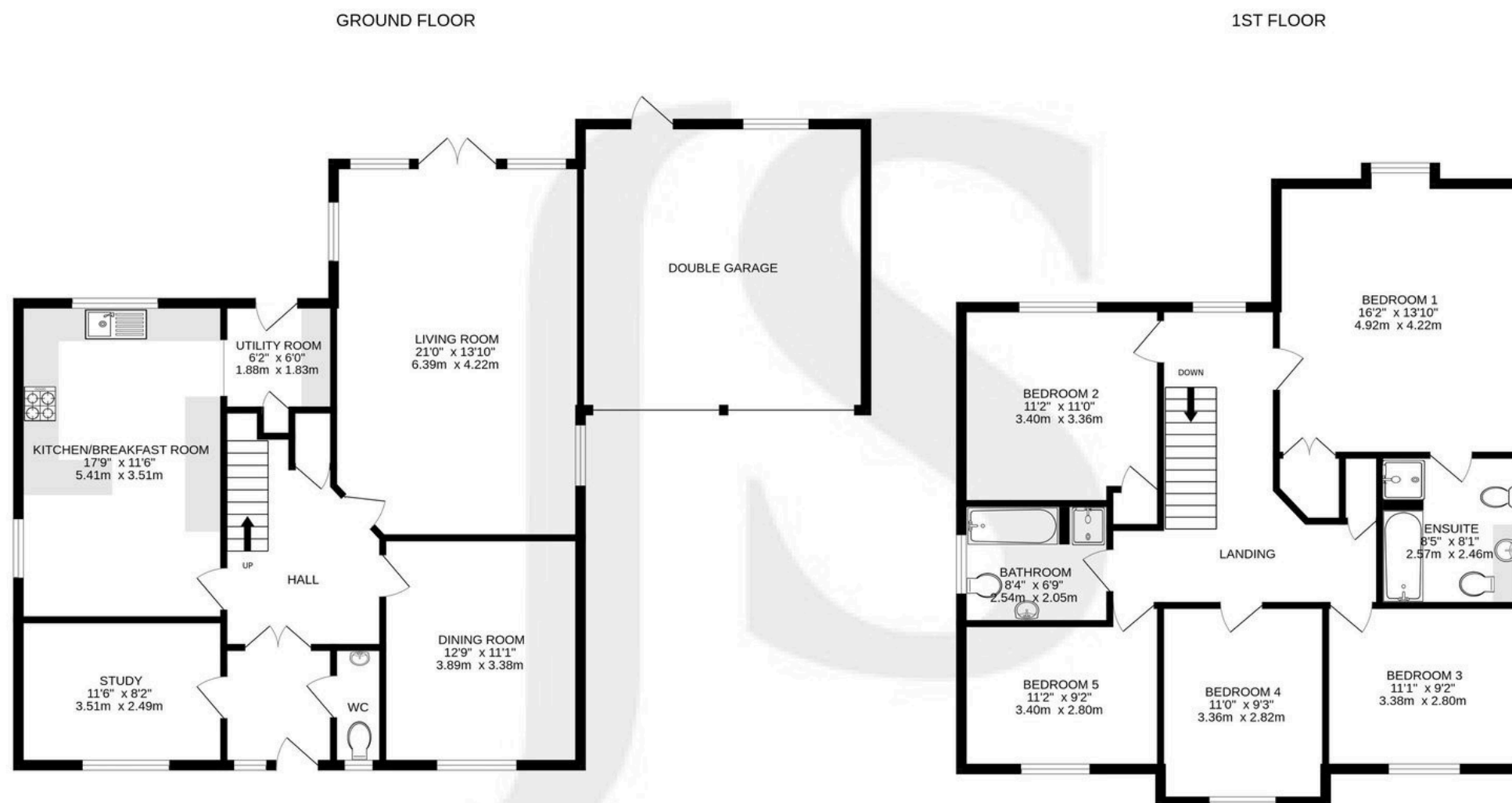
The front garden is laid to lawn with tree and shrub borders giving the property privacy and the large rear garden, perfect for relaxing or outdoor entertaining.

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.





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) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(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: 1841 SqFt

Tenure: Freehold

Council tax band: G

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.