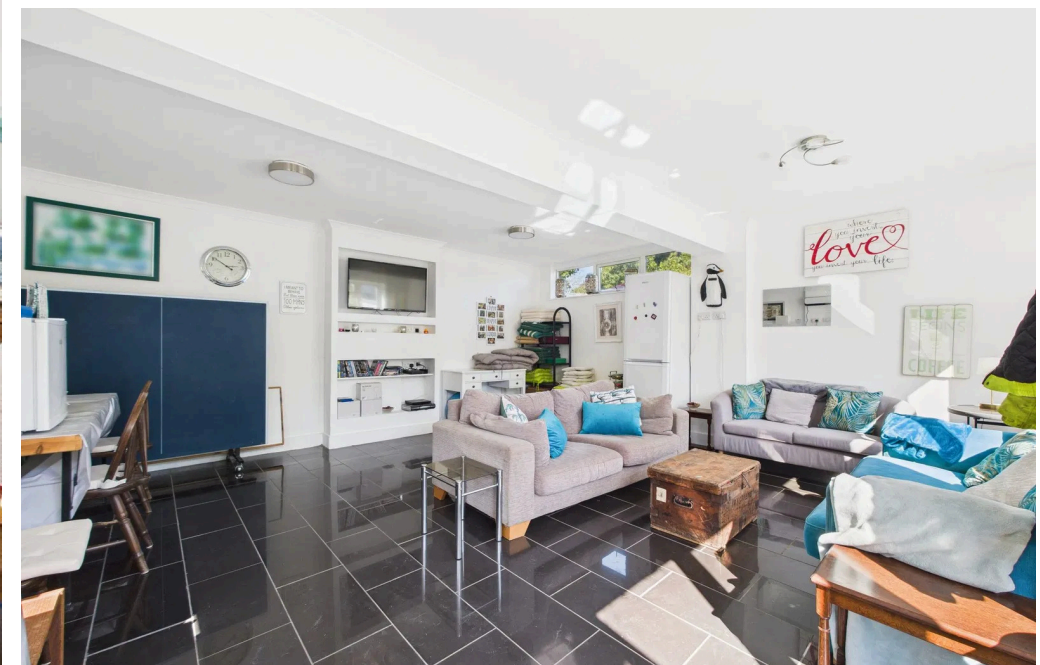




Arundel Road | Worthing | BN13 3EJ
Guide Price **£625,000**



A substantial and versatile family home offering six bedrooms, three bathrooms and generous living space. Features include a triple-aspect living room with open fire, kitchen/dining room and a ground floor bedroom with shower room. Ample off road parking, garage, two car ports and a studio garden room.



Key Features

- Substantial Detached House
- Six Bedrooms
- Spacious Living Room
- Kitchen/ Dining Room
- Ground Floor Bedroom & Shower Room
- Good Sized Rear Garden
- Garden Studio Room
- Spacious & Versatile
- Ample Off Road Parking & Two Carports
- Garage



6 Bedrooms



3 Bathrooms



2 Reception Rooms

INTERNAL

This substantial home offers versatile and well-balanced accommodation arranged over two floors, perfectly suited to modern family living.

A welcoming and spacious entrance hall greets you as you step inside, complete with a useful under-stairs cupboard and access to all principal rooms. The generously proportioned triple-aspect living room is a real feature of the home, beautifully bright and airy, with an open fire set within a charming brick surround. Sliding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The dual-aspect kitchen/dining room enjoys pleasant views across the rear garden and provides an excellent social space. The kitchen area is fitted with a range of base and wall units, with space for a range-style cooker, fridge/freezer, dishwasher and washing machine. The dining area offers ample room for family meals or entertaining, complete with French doors leading out to the garden and a useful worktop with space for further appliances beneath.

The ground floor also accommodates a versatile double bedroom, enjoying a dual aspect with a charming bay window overlooking the front garden. Completing this level is a modern shower room with walk-in shower, WC, wash hand basin and storage cupboard housing the hot water tank.

To the first floor, the property continues to impress with five bedrooms. Four are double rooms, each with built-in wardrobes, alongside a single bedroom. The main bedroom is particularly noteworthy, benefitting from an en-suite bathroom fitted with a corner bath, shower over, wash hand basin and WC. A further family bathroom serves the remaining bedrooms, comprising a bath with shower above, WC and wash hand basin.

EXTERNAL

The property is set back from the road and approached via a private driveway, offering off-road parking for multiple vehicles, two covered car ports, and access to the garage. The front garden is laid to lawn with mature shrub borders, giving an attractive kerb appeal.

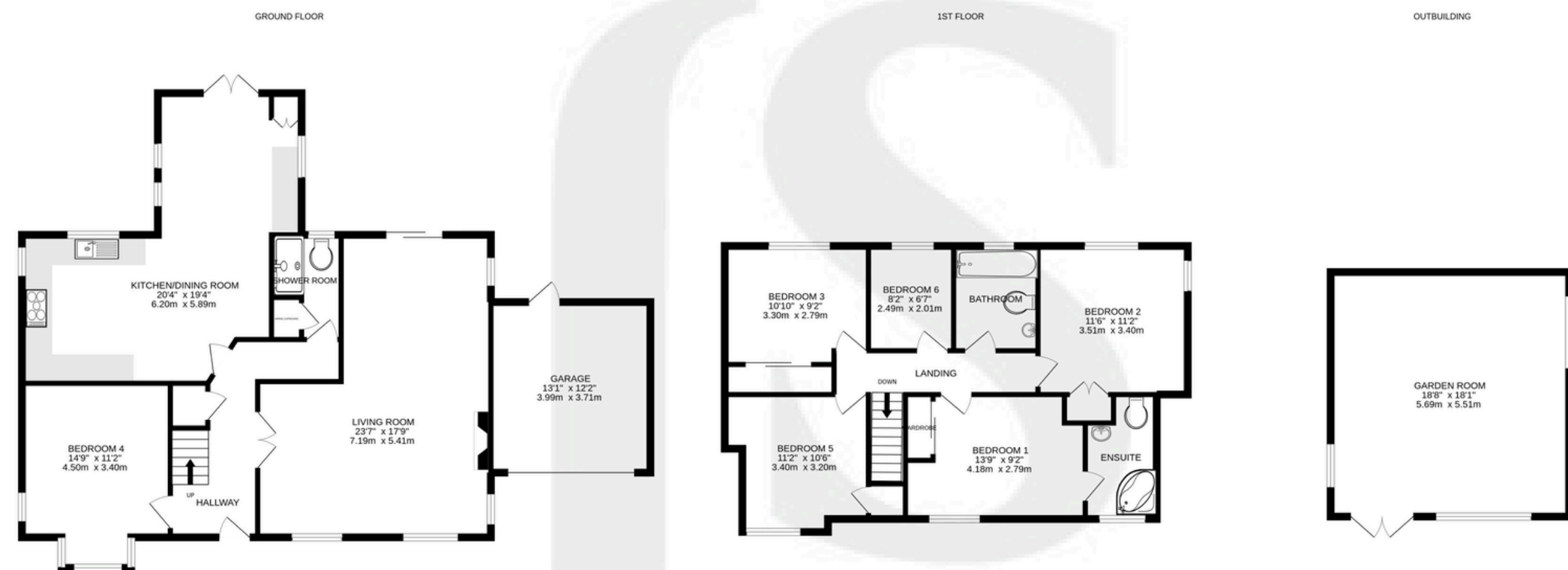
The rear garden is of excellent proportions and designed to be enjoyed throughout the seasons. A paved terrace provides plenty of space for outdoor seating and dining, while the lawn is framed by established shrub borders. Towards the rear, a charming seating area is shaded by grapevines, creating a delightful spot to relax. A beautifully finished studio garden room with French doors offers a versatile space – ideal as a home office, hobby room, or tranquil retreat.

SITUATED

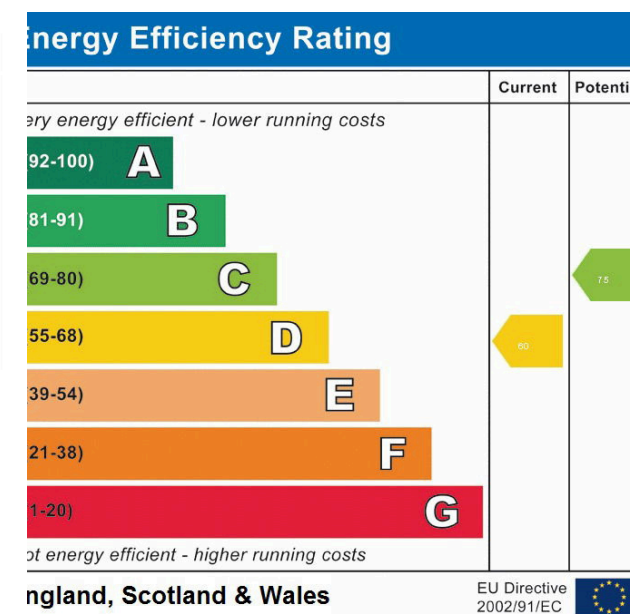
Lovely countryside walks nearby, the local amenities can be found in lower Salvington, Findon Valley shopping parade and High Salvington has a lovely local shop/coffee shop and bar called 'The Refreshments Rooms'. The property provides easy access to the A27 & A24 and bus services are nearby. There is a selection of schools and colleges within the local area for all ages and Worthing Golf Course within walking distance. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.9 miles away.



To book a viewing contact us on: 01903 873999 | findon@jacobs-steel.co.uk | jacobs-steel.co.uk



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 is given.



Property Details:

Floor area as quoted by EPC: 1,700 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.