



Offers Over  
£700,000  
Freehold

## Arundel Road, Worthing

- Detached Family Home
- Five Double Bedrooms
- Three Reception Rooms
- Off-Road Parking
- Downstairs WC
- EPC Rating - D
- South Facing Rear Garden
- Council Tax Band - E

We are delighted to offer to the market this spacious five-bedroom detached family home situated in this favored High Salvington location close to local shops, parks, bus routes, transport links, and St. Michael's Church. The property benefits from a living room, a spacious kitchen, an office/bedroom, and a downstairs WC. Going up the turn stairs to the first-floor landing, you are met by a family bathroom and four double bedrooms, all benefiting from double glazing, with those facing the front being triple glazed, allowing the property to be serene throughout. On the second floor is the master bedroom, which benefits from a walk-in wardrobe and eaves storage. Other benefits include a utility room/ garage, a pitched roof conservatory, spacious South-facing rear garden, and a front garden with parking for multiple vehicles.

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## Accommodation

UPVC double glazed leaded light door to:

### Entrance Hallway

Under stairs storage cupboard. Radiator. Wall mounted thermostat. Double opening glazed doors to lounge.

### WC

Downstairs low level flush WC. Tiled walls and floor. Wash hand basin. Extractor unit.

### Living Room 28'2" x 12'11" (8.60 x 3.95)

Attractive brick built fire surround with open grate tiled hearth. Double glazed bay window to front. Laid real wood flooring. Two radiators. Dimmer switch. Wall light point. Double opening doors to conservatory.

### Kitchen 18'4" x 17'6" (5.61 x 5.34)

Wide range of wood fronted base and wall units. Granite work tops incorporating a one and a half bowl sink with a mixer tap. Space and plumbing for dishwasher. Space and plumbing for washing machine. Further appliance space. Space for Range style cooker with Stoves extractor fan over. Contemporary style vertically mounted radiator. Space for American style fridge/ freezer. Tiled floor. Dual aspect double glazed windows. Down lights. Matching breakfast bar with seating. Storage cupboard. Larder cupboard. Double glazed double opening French door to rear garden. Glazed door to:

### Conservatory 12'0" x 11'6" (3.66 x 3.52 )

Pitched roof. Matching tiled floor. Double glazed windows. Double glazed double opening door to rear garden. Dimmer switch.

### Office/ Bedroom 14'3" x 8'7" (4.35 x 2.64)

Double glazed bay window to front. Radiator. Fitted natural wood corner desk with draws and matching shelves over.

### Landing

Turn stairs to first floor landing. Radiator.

### Bedroom Two 13'5" x 13'0" (4.09 x 3.97)

Triple glazed bay window to front. Double glazed window to side. Radiator. Dimmer switch.

### Bedroom Three 21'1" x 8'6" (6.45 x 2.60)

Dual aspect windows with one being double glazed and one being triple glazed. Radiator. Dimmer switch. Shelved recess.

### Bedroom Four 14'7" x 8'7" (4.45 x 2.62)

Double glazed window with view of rear garden. Radiator. Dimmer switch.

### Bedroom Five 13'3" x 12'2" (4.05 x 3.71)

Dual aspect double glazed windows with one having view of rear garden and distant Worthing views. Radiator. Dimmer switch

### Bathroom

Roll top claw foot bath. Low level flush WC. Wash hand basin. Fitted shower cubicle with door. Rainfall head and separate attachment. Tiled walls. Frosted double glazed window. Heated towel rail.

### Second Floor Landing

Stairs going up. Velux window with fitted blind. Door to:

### Bedroom One 20'11" x 14'4" (6.4 x 4.39)

Triple glazed window to front. Two radiators. Velux window with Southerly aspect. Eaves storage area. Walk in wardrobe with hanging rail and access to eaves storage.

### Garage/ Utility Room

Front door. Currently divided into two areas with storage cupboards. Double glazed window and door.

### Rear Garden

South facing rear garden with large patio area. Outside tap. Large lawn area. Feature pond. Mature trees and shrubs. Pitched roof shed. Lower patio. Gate for side access.

### Front Garden

Car hard standing with space for multiple cars. Driveway to garage with double opening doors.





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# Floorplan



Total area: approx. 240.9 sq. metres (2593.1 sq. feet)

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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