

Robert
Luff & Co

Rectory Road, Worthing

Freehold - Offers Over £650,000



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Description

We are delighted to present this beautifully presented four/five-bedroom detached chalet bungalow, perfectly positioned in one of Worthing's most sought-after locations. Conveniently situated close to local shops, schools, parks, bus routes, and a mainline railway station, the home offers exceptional versatility and space.

The ground floor features a generous kitchen/dining/family room, a separate utility room, a welcoming living room, an additional lounge or fifth bedroom, and a stylish family bathroom. Upstairs, are two spacious double bedrooms, both with an en suite.

Externally, the property boasts well kept gardens to both the front and rear, with the west-facing rear garden providing a perfect space for relaxation. Additional benefits include a private driveway leading to a garage, double glazing throughout, and gas fired central heating.



Key Features

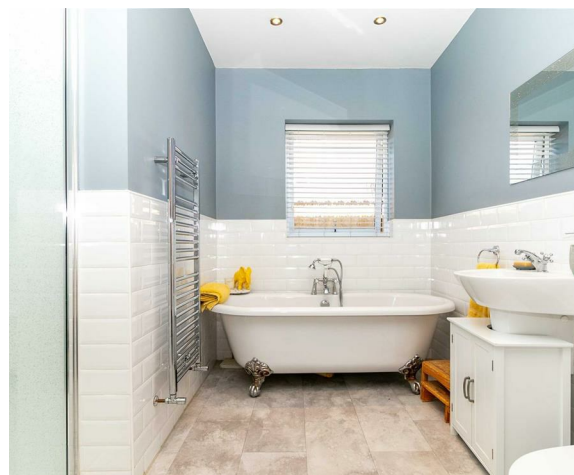
- Beautifully Presented Detached Chalet Bungalow
- Open Plan Kitchen/Dining/Family Room
- Two/Three Ground Floor Bedrooms
- Two En Suite Bedrooms
- Driveway & Garage
- Four/Five Bedrooms
- One/Two Reception Rooms
- Ground Floor Bathroom
- West Facing Garden
- Council Tax Band D



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Oak wood door with glass patterned window to:

Porch

1.53 x 0.99 (5'0" x 3'2")

Marble floor with oak double doors leading to:

Entrance Hall

4.97 x 3.90 (16'3" x 12'9")

Oak laminate flooring, radiator, cupboard housing water tank and electric meters, spotlights, fire alarm, thermostat heat control.

Living Room/Bedroom

4.30 (into bay) x 3.92 (14'1" (into bay) x 12'10")

Radiator, oak laminate flooring, spotlights, double glazed bay window with white shutters.

Bedroom

3.64 x 3.24 (11'11" x 10'7")

Carpet, spotlights, west facing double glazed window overlooking the garden, radiator, and two built in double wardrobes with oak and glass doors.

Bedroom/Office

Radiator, west facing double glazed window overlooking the garden, and oak laminate flooring.

Kitchen/Dining/Family Room
5.81 x 4.82 (19'0" x 15'9")

Range of cream gloss wall and base units, marble working

surface, Worcester combination boiler, integrated Neff oven and grill, space for fridge/freezer, dishwasher, large feature island with built in orange storage units, electric hob with built in extractor, sky light, double glazed sliding doors opening onto the west facing rear garden, south facing double glazed full length window, butler sink with large window over, spotlights, marble tiled flooring with underfloor heating and leading to:

Utility Room

1.82 x 1.13 (5'11" x 3'8")

Marble flooring, washing machine and tumble dryer, wall and base units, double glazed west facing window, and spotlights.

Ground Floor Bathroom

Walk in shower with rainfall head, heated towel rail, white gloss WC, wash hand basin, freestanding white gloss bath with frosted double glazed window above, part tiled walls, spotlights, extractor fan, and airing cupboard.

Lounge

6.01 (into bay) x 5.54 (19'8" (into bay) x 18'2")

Oak laminate flooring, two radiators, spotlights, east facing double glazed bay window, south

facing double glazed window, working log burner, TV point, white shutters, carpet and stairs leading to:

First Floor Landing

With carpet and spotlights.

Bedroom

4.68 x 4.33 (15'4" x 14'2")

Ample eaves storage, two Velux windows, carpet, two built in storage cupboards, radiator, spotlights, and double glazed window.

En Suite

Part tiled walls, heated towel rail, white gloss bath, white gloss WC, wash hand basin inset to vanity unit, west facing double glazed frosted window, spotlights and tiled floor.

Bedroom

7.02 x 3.26 (23'0" x 10'8")

Ample eaves storage, three Velux windows, carpet, spotlights, two built in wardrobes.

En Suite

South facing Velux window, tiled floor, white gloss bath, WC and sink inset to vanity unit, and spotlights.

Front Garden

Areas of lawn and decorative pebbles, complemented by a private driveway to the right. A

charming tree arch frames the pathway, leading to the front door.

Rear Garden

West facing garden, laid to lawn with patio and space for seating at the rear.

Garage

Up and over door, lighting, sliding double glazed window and doors to rear garden, and access to loft space.

Parking

Off road parking to front of garage.





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Floor Plan Rectory Road

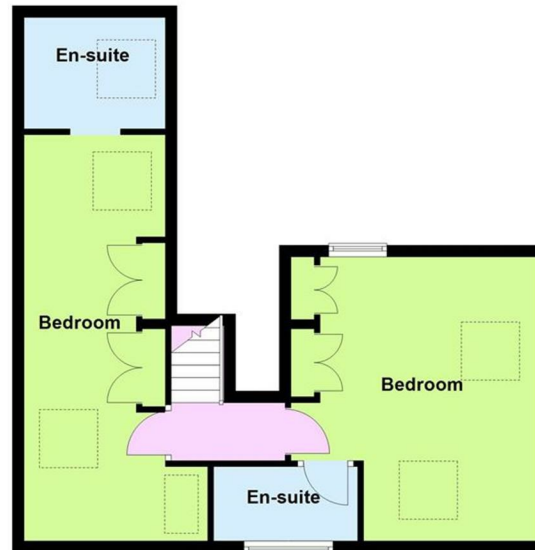
Ground Floor

Approx. 117.5 sq. metres (1264.2 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



Total area: approx. 167.0 sq. metres (1797.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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