



New Road, Worthing



Offers In Excess Of
£450,000
Freehold

- Detached Chalet Bungalow
- Four Double Bedrooms
- South Facing Garden
- EPC Rating - C
- Spacious Kitchen/Lounge/Diner
- Modern En-Suite
- Off-Road Parking
- Council Tax Band - D

We are delighted to offer to the market this beautifully presented detached chalet bungalow, ideally situated in this sought-after Salvington location, with local shops, schools, parks, bus routes, and having easy access to both the A27 and A24 all nearby. Accommodation comprises a spacious and modern open-plan kitchen/lounge/dining room with triple-panel double glazed bi-folding doors, a utility room, two double bedrooms, and a family shower room. Upstairs, there are two 'L'-shaped double bedrooms, with them both having a dressing room and one having an en-suite, and a family bathroom. Other benefits include a beautifully maintained south facing garden, off-road parking and is vacant with no forward chain.

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Luff & Co**
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Accommodation

UPVC double glazed door with frosted double glazed glass to:

Kitchen/Lounge 20'1" x 18'7" (6.14 x 5.67)

Shaker-style white-fronted fitted kitchen. Granite worktops. Double-bowl sink with flexible hose mixer tap. Space for Range-style cooker with an extractor fan over. Tiled splashback. Down lights. Wood-effect laid flooring. Ideal standard combi boiler. Double glazed windows. Integrated fridge. Through way to:

Dining Area 15'0" x 8'7" (4.58 x 2.63)

Three radiators. Down lights. Sky light window. Laid wood effect flooring. Double glazed window to side. Three panel double glazed bi-folding doors to rear garden.

Inner Hallway Area

Underfloor heating thermostat. Down lights. Cloak cupboard. Door to:

Utility Room

Space for fridge/freezer. Space and plumbing for dishwasher and washing machine. Working surface. Cupboard space. Radiator. Frosted double glazed window. Down lights.

Bedroom Three 10'2" x 9'7" (3.10 x 2.93)

Double glazed window. Mirror fronted wardrobes with hanging space and shelf. Contemporary style radiator.

Bedroom Four 12'8" x 8'1" (3.87 x 2.47)

Radiator. Double glazed window to front.

Shower Room

Large walk-in shower with rainfall head and separate attachment. Concealed system low level flush WC. Basin with vanity draw and mixer taps. Tiled splashback. Extractor fan. Down lights. Frosted double glazed window. Tiled floor.

First Floor Landing

Stairs leading up. Skylight window. Down lights.

Bedroom One 20'6" x 18'0" (6.25 x 5.49)

'L' Shaped. Double glazed window to front. Radiator. Dressing room area with eaves storage cupboards. Contemporary style vertically mounted radiator. Down lights. Mirror fronted wardrobes. Further storage areas. Dimmer switch. Door to:

En-Suite

Low level flush WC. Claw-foot roll top bath with mixer tap and period style shower fitment. Period style basin with mixer tap. Tiled floor. Heated towel rail. Frosted double glazed window. Down lights.

Bedroom Two 20'11" x 16'9" (6.39 x 5.11)

'L' Shaped. Contemporary style wall mounted radiator. Two double glazed windows. Dimmer switch. Further radiator. Eaves storage cupboards. View of rear garden. Mirror fronted wardrobes. Dimmer switch.

Shower Room

Shower cubicle with sliding door with fitted shower rainfall head and separate attachment. Low level flush WC. Basin set in a vanity unit with a mixer tap. Tiled floor. Frosted double glazed window. Extractor fan. Tiled splashbacks. Down lights.

Rear Garden

Attractive tiled patio area. Lawn area. Timber built shed. Gate for side access.

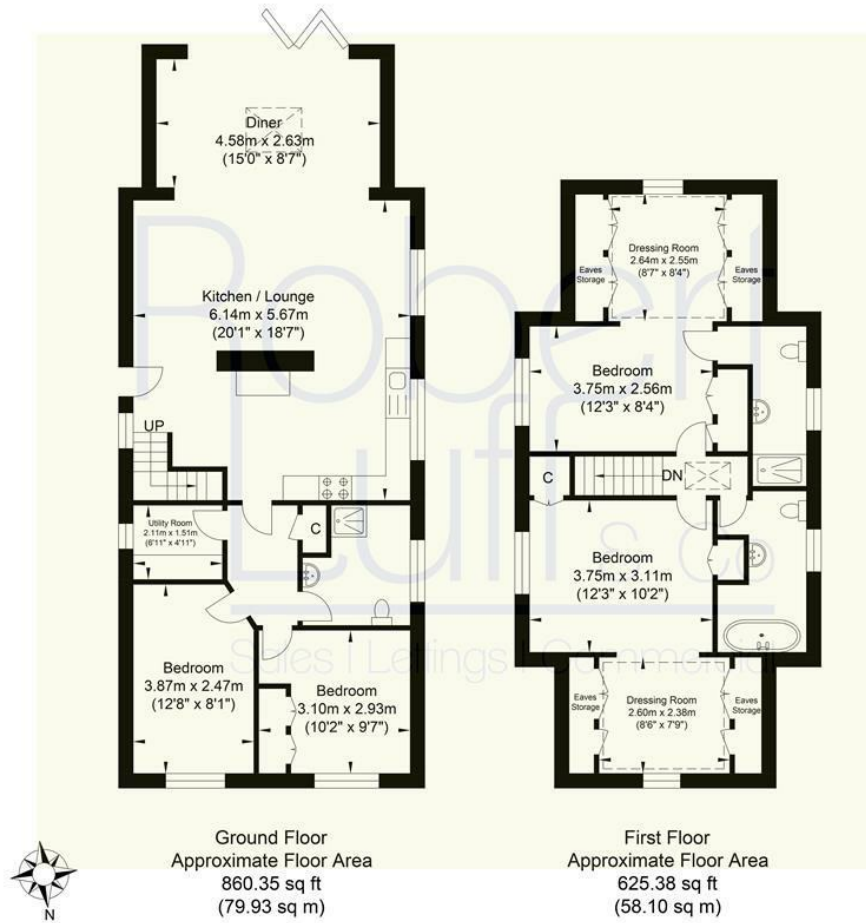
Driveway

Car hard standing. Providing off-road parking.





New Road



Approximate Gross Internal Area = 138.03 sq m / 1485.74 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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.