



Guide Price
£475,000
Freehold

Arundel Road, Worthing

- Detached Chalet Bungalow
- Five Bedrooms
- Two Reception Rooms
- 30ft Kitchen/Dining Room
- Gardens to Three Sides
- Private Driveway
- EPC - D
- Freehold
- Council Tax Band - F
- South Rear Garden

We are delighted to offer for sale this five bedroom detached chalet bungalow. The property also offers two reception rooms, a 30ft Kitchen/breakfast room. The ground floor accommodation offers three double ground floor bedrooms, two first floor double bedrooms, ground floor bathroom/WC and a first floor WC. The property has a private driveway, and is situated in the popular residential area of Salvington with ample parking, and gardens to three sides

T: 01903 331567 E: goring@robertluff.co.uk
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Accommodation

Entrance Hall

Front door, central heating thermostat, laminate flooring, stairs leading up.

Lounge 14'3 x 11'07 (into bay) (4.34m x 3.53m (into bay))

South facing feature bay window, radiator.

Kitchen / Diner 30'5 x 10'5 (9.27m x 3.18m)

Matching range of wall and base units, sink unit inset to worktop with mixer tap, space for washing machine, space for dishwasher, space for fridge freezer, integrated oven and grill, inset hob to worktop, wall mounted boiler, part tiled walls, laminate flooring, radiator, space for dining table and chairs, double glazed windows, door leading out to rear garden.

Bedroom One 13'1 x 9'10 (3.99m x 3.00m)

L-Shaped, double glazed window, radiator.

Bedroom Two 12'5 x 9'4 (3.78m x 2.84m)

Double glazed window, radiator.

Bedroom Three / Office 11'4 x 10'2 (3.45m x 3.10m)

Double glazed window, radiator.

Family Bathroom

Panel enclosed bath with mixer tap and shower attachment, walk in shower cubicle, push button w/c, pedestal wash hand basin,

First Floor Landing

South aspect velux window.

Bedroom Four 14'5 x 13'1 (4.39m x 3.99m)

Double glazed window and two further velux windows, radiator, eaves storage, sloping ceilings.

Bedroom Five 13'8 x 11'9 (4.17m x 3.58m)

Two velux windows, radiator, eaves storage, sloping ceiling.

Separate W/C

Wall mounted wash hand basin, push button w/c, radiator, electric shaver point, sloping ceiling.

Front Garden

Pathway leading to front door with steps leading up, patio area, side gate to rear garden.

Side Garden

Paved area, wooden storage shed, fence and gate enclosed.

Rear Garden

South facing and again with the majority of area being laid to lawn with flower and shrub beds. Paved pathway and steps to the homes front door.

Driveway

Private Driveway



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

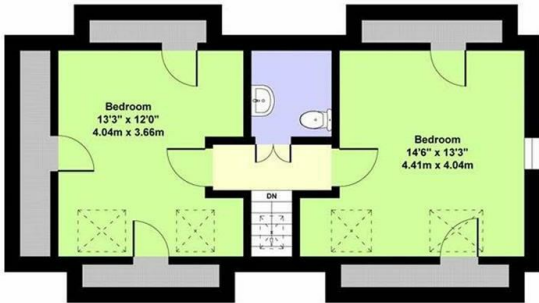
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Approximate Gross Internal Area
1453 sq ft - 135 sq m



Ground Floor



First Floor

| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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 |

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