Arun Crescent, Worthing, BN13 3JN

Offers Over **£450,000**

Jacobs | Steel

Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Extended Semi Detached House
- Four Bedrooms
- Ground Floor Cloakroom
- Modern Kitchen/ Breakfast Room
- Separate Lounge
- Family Bathroom
- South Facing Rear Garden
- Garage & Off Road Parking
- Cabin with Power
- Close To Local Shopping Facilities

We are delighted to offer this beautifully extended semi-detached family home, featuring four bedrooms, a separate lounge, spacious kitchen/breakfast room, additional reception room, cloakroom and modern family bathroom. Outside, the south-facing landscaped garden includes a powered cabin, ideal as a home office or hobby room. Further benefits include off-road parking, garage and a convenient location close to shops, bus routes and local amenities

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INTERNAL

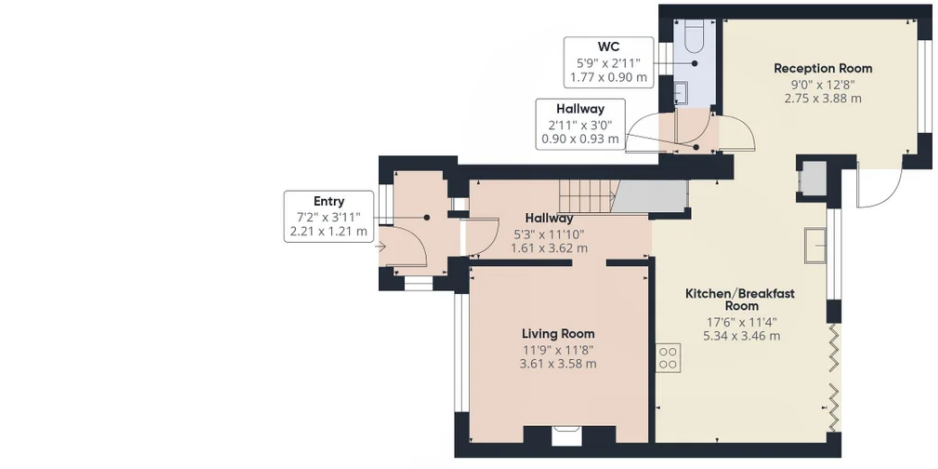
The front door opens into a welcoming entrance porch with space for coats and shoes, leading through to the entrance hall with access to the principal ground floor rooms. To the front of the property is a cosy separate lounge featuring a working log burner with a timber beam and fireplace surround. To the rear is a modern open-plan kitchen/ breakfast room, ideal for family life and entertaining. The kitchen is fitted with a range of contemporary wall and base units and includes integrated appliances comprising a dishwasher, washing machine, microwave, oven and gas hob, space for American style fridge/ freezer, along with a breakfast bar with space for stools, sink and drainer. A door provides access to the rear garden, while an opening leads through to an additional reception room, currently used as a second living room. From here there is access to a useful storage area and the ground floor cloakroom. On the first floor there are four bedrooms, three of which are doubles. The modern family bathroom is fitted with a bath with shower over and glass screen, wash hand basin and WC.

EXTERNAL

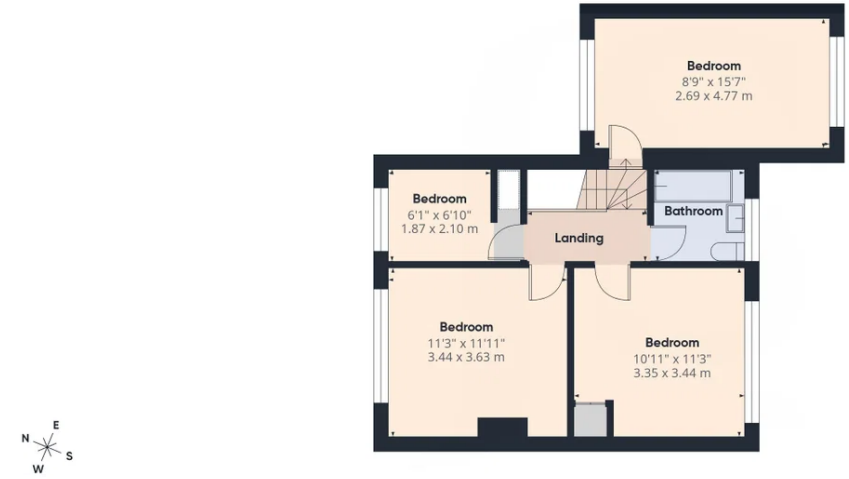
To the front of the property there is off-road parking leading to the garage, which benefits from an electric roller door. A section of lawn adds to the attractive frontage. The south facing rear garden is a particular feature of the property, enjoying a raised patio with views over the garden, an artificial lawn and a pathway leading to a log cabin with power connected. Currently used as a dog grooming studio, this versatile space would also make an ideal home office, hobby room, gym or garden retreat.

SITUATED

Situated in a popular residential area, the property enjoys convenient access to a wide range of local amenities. A Tesco superstore is located approximately 0.6 miles away, with further shops and services along Salvington Road within half a mile. Worthing Leisure Centre is approximately one and a half miles away. The property also offers easy access to the A27, while Worthing town centre providing comprehensive shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities is located approximately three and a quarter miles away. Durrington-on-Sea railway station is around one and a half miles away, and regular bus services run nearby.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

1099 ft²

102.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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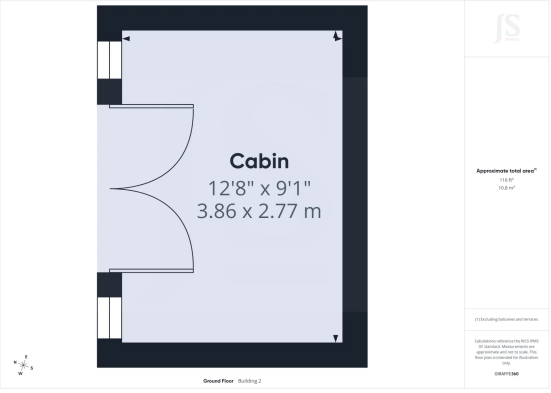

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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