

Arundel Road, Worthing, West Sussex BN13 3EJ

Guide Price **£485,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Semi-Detached House
- Beautifully Presented
- Contemporary Kitchen
- Spacious Living Room
- Good Sized Dining Area
- Ample Off Road Parking
- Ground Floor WC
- Three Bedrooms
- Shower Room
- Loft Room with Velux Windows

Beautifully presented throughout, this attractive semi-detached home combines contemporary style with comfortable and versatile living space. Offering a calm and tasteful colour palette, the property features a spacious entrance hall, elegant kitchen, generous living/dining room, three bedrooms, modern shower room and a versatile loft room. Set back from the road, the property also benefits from excellent off-road parking and a private rear garden. Ideally positioned for local amenities, countryside walks and excellent road links.





INTERNAL

From the moment you step inside, the spacious entrance hall creates an impressive first impression, with a bright and welcoming atmosphere setting the tone for the rest of this beautifully presented home. A particularly attractive feature is the striking cathedral-style archway, which adds architectural interest and provides an elegant transition into the contemporary kitchen.

The stylish kitchen has been thoughtfully designed with both practicality and aesthetics in mind, featuring attractive Shaker-style cabinetry, integrated appliances and a clean, modern finish. It provides a wonderful setting for preparing meals while remaining connected to the main living spaces.

The generous living room is a particularly inviting space, with a charming bay window allowing natural light to flood in and an open fireplace creating an attractive focal point. The room flows naturally through to the good-sized dining area, providing an excellent space for family meals, entertaining and relaxed gatherings. A useful ground floor WC adds further convenience.

Upstairs, there are three well-proportioned bedrooms, each providing a comfortable and peaceful retreat. The modern shower room is stylishly appointed and serves the bedrooms with ease.

Adding further flexibility is the impressive loft room, accessed from the first floor and featuring Velux windows which fill the space with natural light. This adaptable area could be used as a home office, hobby room or simply as an excellent additional area for storage.

EXTERNAL

Set back from the road, the property enjoys an attractive frontage and the considerable benefit of ample off-road parking, providing excellent convenience for residents and guests.

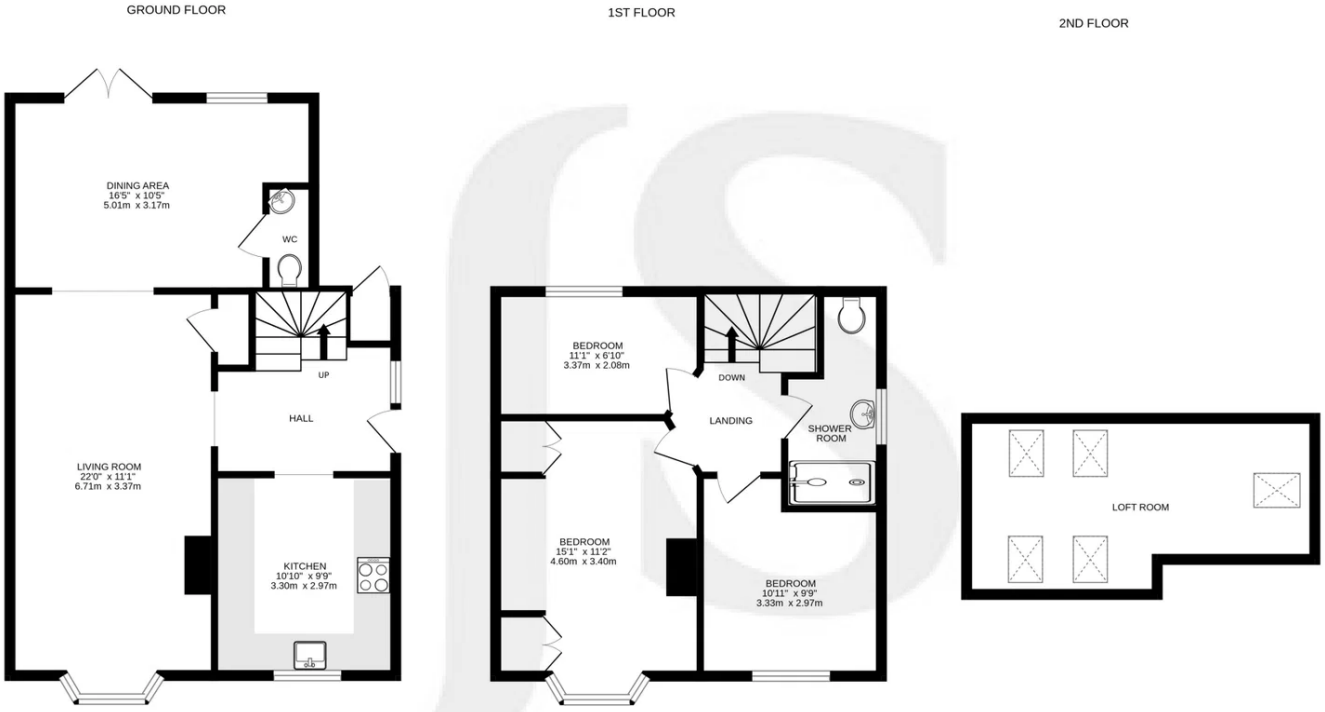
The well-sized rear garden offers a private and manageable outdoor space, ideal for relaxing, entertaining and enjoying the warmer months. Predominantly laid to lawn, the garden is complemented by a paved patio area, creating the perfect spot for outdoor dining. A timber shed, currently cleverly used as a bar area, provides a fantastic additional feature, while a separate log store adds useful practicality.

SITUATED

Easy access of the South Downs National Park. High Salvington has a historical windmill and the local 'Refreshment Rooms' provides good coffee, a micro pub and a convenience store. Beautiful countryside walks can be found nearby, providing plenty of opportunities to enjoy the outdoors, while everyday shopping and amenities are available at Half Moon Parade and Findon Valley shopping parade.

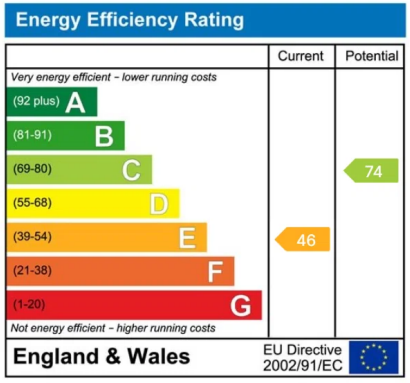
The property is particularly well placed for commuters, with excellent access to both the A27 and A24, providing convenient routes towards Brighton, London and Surrey. Local bus services operate nearby, while a good selection of schools and colleges catering for all ages can be found within the surrounding area.

Worthing town centre is approximately three miles away and offers an extensive range of shopping facilities, restaurants, cafés, traditional pubs, cinemas, theatres and leisure amenities, ensuring that everything needed for modern day living is within easy reach.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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