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**** Guide Price £650,000 - £675,000****

We are delighted to offer this stunning contemporary four-bedroom detached family home, beautifully maintained and finished to an exceptional standard throughout, situated in the highly sought-after Salvington district of Worthing.

This impressive property features a superb open-plan kitchen with central island, a dual-aspect lounge with bi-folding doors to a south-facing garden, and grey Karndean herringbone flooring throughout the ground floor, adding a stylish and practical touch. The luxurious master bedroom suite includes a separate dressing room and en-suite, alongside three further bedrooms, a high-specification family bathroom, a versatile study/snug/occasional fifth bedroom, and a detached timber garden studio. The property also benefits from off-road parking and excellent access to local amenities and the A27.

Key Features

- Exceptional contemporary detached family home
- Stunning kitchen with central island and utility room
- Dual-aspect lounge with fireplace and bi-folding doors
- Master suite with dressing room and luxury en-suite
- Three further well-proportioned bedrooms
- Versatile study/occasional fifth bedroom
- Beautiful south-facing garden with Mediterranean planting
- Detached timber studio
- Off-road parking and excellent transport links
- Council Tax Band D

This stunning four-bedroom detached family home is finished to an exceptional standard throughout, combining style with practical family living.

The ground floor features a kitchen with a central island topped with a marble worktop that matches the marble surfaces across the rest of the kitchen, and an adjoining utility room, flowing into a bright dual-aspect lounge with a striking media wall featuring a contemporary fireplace with integrated TV recess, creating a stylish and cosy focal point to the living space. Five-panel bi-folding doors opening onto the south-facing garden, perfect for entertaining and everyday family life. A ground floor WC and a versatile study, which could also serve as a snug or occasional fifth bedroom, complete the accommodation.

The master bedroom suite includes a separate dressing room and a luxury en-suite with Carrera-effect tiles, elegant gold fittings, and twin basins. Upstairs are three further well proportioned bedrooms and a beautifully appointed family bathroom.

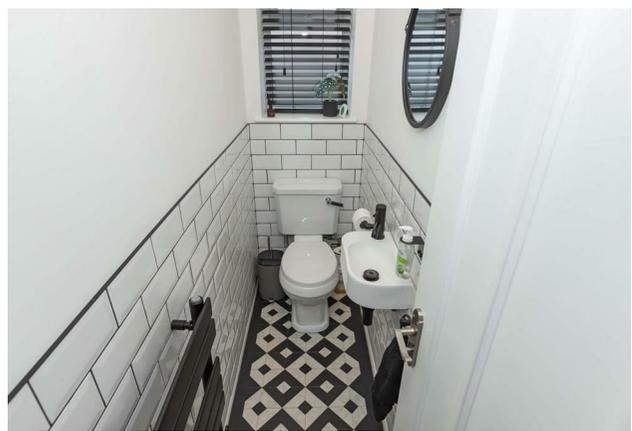
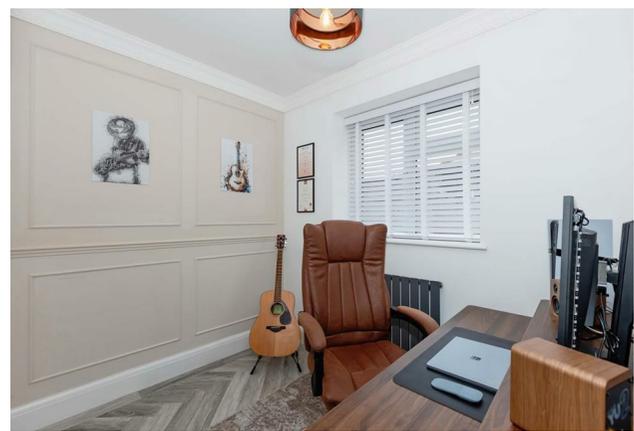
Outside, the south facing rear garden offers a raised patio, lawn, and a variety of mature plants including palm and olive trees, creating a Mediterranean feel. At the rear of the garden, a tucked away area, the "Secret Garden", houses a timber studio, providing space for home working, a gym, or creative use. Off-road parking is available at the front.



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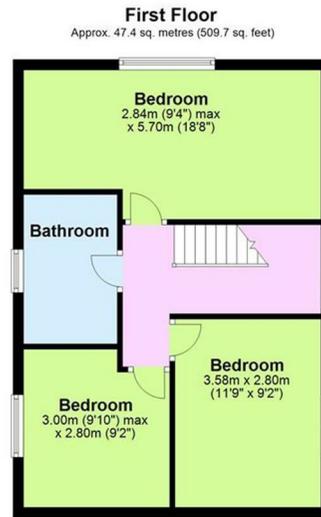
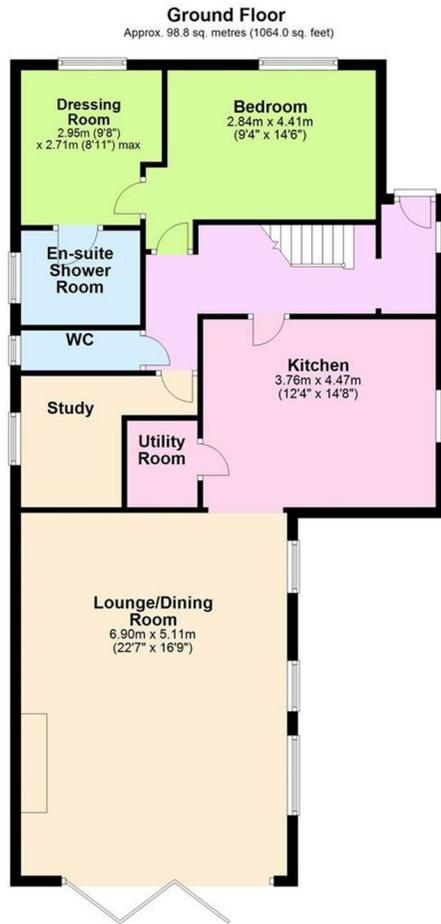


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Floor Plan **Mardale Road**



Total area: approx. 146.2 sq. metres (1573.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(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	EU Directive 2002/91/EC		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.

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