



**Castle Road, Worthing, BN13**

Offers Over **£685,000**



**Property Type:** Chalet

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Council Tax Band:** E

- Well Presented Detached House
- Four Bedrooms
- Open Plan Kitchen/ Dining Room/ Lounge
- En-Suite Shower Room & Family Bathroom
- Ground Floor Bedroom Or Additional Reception Room
- Ground Floor WC & Utility Room
- Garage Room & Garage Store
- Wrap Around Garden & Off Road Parking
- Local Transport Links Nearby
- Local Primary & Secondary Schools Nearby

We are delighted to bring to the market this beautifully presented detached home. The property boasts a modern open-plan kitchen, living, and dining area, along with the flexibility of up to four bedrooms, including a ground floor room if required. Additional features include a ground floor WC, utility room, family bathroom, and a stylish en-suite shower room. A pitched-roof garage adds further versatility, with a cleverly divided layout providing useful storage to the front and a dedicated space to the rear, ideal for a home office or studio. Outside, the rear garden offers a variety of seating areas, perfect for relaxing or entertaining, while the property also benefits from off-road parking.





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### **INTERNAL**

Front door leading into the spacious and welcoming entrance hallway that immediately reflects the high standard found throughout the home with the benefit of a downstairs storage cupboard. The superb open-plan, L-shaped kitchen, dining, and living space is located to the rear. The Shaker-style kitchen is fitted with solid worktops, a breakfast bar, fitted appliances including dishwasher, double oven, gas hob and space for fridge/ freezer. Stylish herringbone wood-effect flooring runs seamlessly through to the dining area and into the lounge, where two sets of patio doors open out onto the rear garden. The ground floor also offers a convenient cloakroom/WC benefitting from space and plumbing for washing machine and benefitting from ample storage. There is a generous double bedroom, which could easily be used as an additional reception room. Upstairs, a striking turned staircase leads to a gallery-style landing with access to all three bedrooms and loft access via a loft hatch with ladder giving access to a full loft space. The principal bedroom benefits from fitted wardrobes and a recently updated, modern en-suite shower room. Two further spacious bedrooms provide excellent flexibility for family living.

### **EXTERNAL**

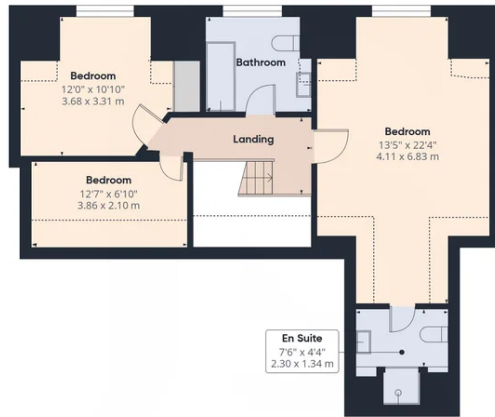
Externally, the property boasts a beautifully established and generously sized rear garden, thoughtfully landscaped with a variety of mature trees, including palm and apple. A spacious lawn is complemented by patio areas, along with a separate side garden featuring vegetable planters, together creating an ideal setting for outdoor dining, entertaining, and family enjoyment. Gated side access provides convenient passage through to the front of the property. A particular highlight is the detached studio, converted from a pitched-roof garage. Fully insulated and fitted with power and lighting, it offers a versatile space, perfect for use as a home office, creative studio, or hobby room. The garage itself has been recently upgraded, benefiting from a new roof, guttering, insulation, double-glazed window, garage doors, and power supply, making it highly practical for additional storage. To the front, a long private driveway provides ample off-road parking for multiple vehicles.

### **SITUATED**





Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

1477 ft<sup>2</sup>  
137.3 m<sup>2</sup>

**Reduced headroom**

90 ft<sup>2</sup>  
8.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.