



Arundel Road, Worthing BN13 3EG

Guide Price **£645,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 4

Tenure: Freehold

Council Tax Band: E

- Substantial Family Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Open Plan Family/Dining Room
- Generous Living Room
- Conservatory & Office
- Luxury En-Suite & Bathroom
- Beautifully Presented
- Three Fabulous Outbuildings
- Ample Off Road Parking

This stunning four bedroom home is full of charm and period features, spacious throughout and boasting a generous sitting room, family/dining room, large kitchen/breakfast room, a conservatory, office and luxury bathrooms. Other features are part underfloor heating and advanced AV/CAT6 networking which brings a modern element to this residence. Three purpose built, versatile outbuildings offer potential for offices, gym, or annexes, ideal for multi-generational living or home-based businesses.





INTERNAL - The expansive living room features high ceilings, large bay window and solid wood floor. A feature fireplace with an electric wood burning fire. Also including a media cabinet equipped with HDMI and home theatre connectivity, CAT6 cabling for internet and networking. The kitchen with a wide range of units. Integrated NEFF fridge/freezer and dishwasher, and an AEG double oven and grill. A central island with a five-burner NEFF gas hob with a wok burner and a NEFF extraction hood overhead. This room also benefits LED inset lighting and a heat detector, and features a large breakfast bar with space for seating, a seamless flow into the conservatory which opens onto the rear terrace. The spacious family/dining room which opens up from the kitchen has a Georgian bay window, parquet wood flooring and a striking ceiling rose with pendant lighting. With ample space for furniture, it also features a large working open fireplace and TV and CAT6 connections. Adjacent to the kitchen is the utility room with space and plumbing for appliances. The dedicated home office offers a peaceful, functional space with a solid wood floor, It also includes power points, CAT6 cable for internet connectivity and double-glazed sliding doors leading onto the rear terrace. Ascending to the first floor, the exceptional main bedroom is a serene retreat with a cedar wood-panelled wall which adds warmth, while the his-and-hers closets offer plenty of storage. A full-length illuminated mirror cleverly conceals the door to the luxurious en-suite shower room. Featuring a large walk-in shower, his-and-hers wash hand basins and wc, also underfloor heating, LED mood lighting enhance the comfort. Bedroom two is generously sized, with built in wardrobes. Bedroom three offers stunning south-facing views of the sea and built in wardrobes. The family bathroom, featuring a freestanding bath with a shower attachment, a wash hand basin, wc, underfloor heating and showcasing breath taking sea views.



EXTERNAL - Impressive entrance takes you through large wooden gates onto the 60+ft driveway which benefits ample off road parking for up to 5 vehicles. The front garden is bordered by mature trees and hedgerows, providing complete seclusion from the road. Exterior lighting ensures safe access. A side passageway leads to the rear garden. The first outbuilding, located at the front of the property, is divided into two sections. The home office is fully functional with underfloor heating, modern touch screen audio system with flush ceiling speakers. Also TV and power points, as well as a full CAT6 data point. The second section is a secure, remote roller garage door space ideal for motorbikes. It includes power/USB points, and an outside tap. The south facing rear garden is an outdoor oasis, divided into several distinct sections. A raised patio terrace offers ample space for garden furniture. Including a large wooden pergola and exterior illumination. The terrace flows into a sheltered small decked area with exterior power points and outside WC. The lower patio, perfect for additional outdoor seating. The garden also features a purpose-built barbecue area with granite worktops. The main garden area is laid to lawn, surrounded by established shrubs, trees, and flower beds. Outbuilding 2 - A large, purpose-built workshop, equipped with two large workbenches. Outbuilding 3 - Family Room & Storage Space. Currently used as a family room but could be a home office, salon, gym, or treatment room, also benefits from Satellite TV, CAT6 data point for internet, and full Wi-Fi integration. Large dual aspect windows, while French doors lead to the rear garden. An adjacent secure storage cupboard is ideal for bicycles, gardening equipment, or other items, and it is equipped with a remote roller garage door for easy access.

Arundel Road, Worthing, BN13 3EF

Approximate Gross Internal Area (Excluding WC) = 183.2 sq m / 1972 sq ft
 Outbuildings = 59.9 sq m / 645 sq ft
 Total = 243.1 sq m / 2617 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties 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.