



Warren Road, Worthing, West Sussex BN14

Guide Price **£800,000**



Property Type: Detached Bungalow

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Stunning Detached Bungalow
- Four Double Bedrooms
- 27ft Living Room with Vaulted Ceiling
- Impressive Reception Hall
- Designer Kitchen/Dining Area with Bi-Folding Doors to Rear Garden
- Bedroom One with Dressing Room and En-Suite Shower Room
- Exceptionally Presented
- Modern Bathroom, Separate WC and Utility Room
- Manicured Rear Garden with Waterfall & Hydro Pool Hot Tub
- Pitched Roof Garage & Ample Off Road Parking



An exceptional detached bungalow finished to an outstanding standard, offering four double bedrooms, including a luxurious principal suite with dressing room and en-suite. Features include a stunning 27ft vaulted living room, bespoke Italian kitchen, dining area with bi-fold doors, landscaped garden with waterfall and hydro pool hot tub, garage, ample off road parking, and a sought-after location near Worthing Golf Club and Downland walks.



INTERNAL

From the porch the clear glass doors open into this beautifully spacious reception hall with parquet flooring and the perfect canvass to show your artwork. You have loft access via the pull down ladder and this part boarded area covers the entire property with potential to convert (STPP). The Italian kitchen has a good range of high gloss wall and base units, integrated mid level oven and grill, 5 ring gas hob with extractor fan over, dishwasher and fridge/freezer and opens into the dining area with underfloor heating and bi-folding doors opening onto the rear garden. A lovely feature of this property is the 27ft living room with vaulted ceiling, beams and remote controlled lighting incorporated in between them, garden views from the dual aspect and French doors leading out. The utility room has space for appliances and door to cloakroom/wc. Bedroom one has a bay window and wall mounted feature electric fire, the dressing room has ample fitted wardrobes and the en-suite has double walk in shower with rainfall shower head, wc and wash hand basin. Bedroom two is also a good sized double room with bay window and fitted wardrobes. Bedroom three has two built in storage cupboards, one which extends into the boiler room. Bedroom four has views over the rear garden. The luxury bathroom has a double walk in shower, chrome footed bath, wc and wash hand basin.

EXTERNAL

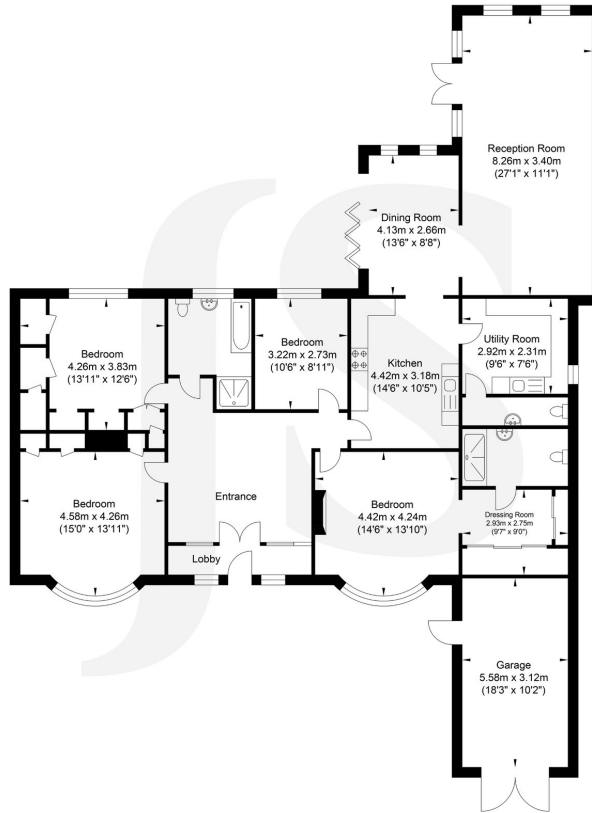
This double fronted property is tree and shrub enclosed to offer privacy and provides ample off road parking. The garage has double oak doors and pitched roof which offers a good amount of storage. The rear garden is perfectly manicured and you are welcomed outside onto the composite decked seating area which is perfect for entertaining, the raised decked area offers further seating and hedge enclosed sunken hydro pool hot tub. Steps up to the lawned area with hardwood sleeper borders and watch the stunning two tiered waterfall.

SITUATED

Perfectly located at the foot of the South Downs providing beautiful countryside walks from your doorstep. In the highly desirable and sought after area of Offington. Worthing Local shops can be found close by in Broadwater Village and Findon Valley. The property provides easy access to the A27 and A24 which offers routes over to Brighton, London and Chichester. There are a selection of schools and colleges within the local area for all ages. Worthing town centre and seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away, bus services run nearby.



Warren Road



Ground Floor
Approximate Floor Area
2102.29 sq ft
(195.31 sq m)

Approximate Gross Internal Area = 195.31 sq m / 2102.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(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 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.