

17 Sunningdale Road, Worthing – BN13 2NG

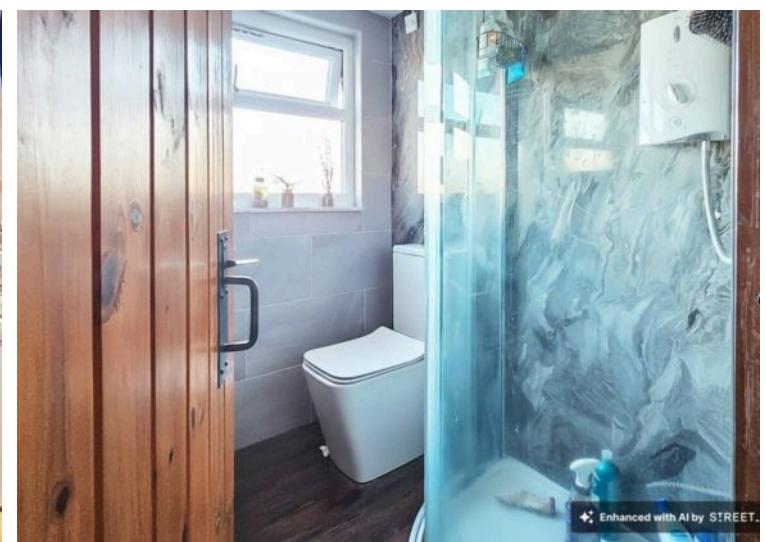
£675,000 Freehold

Coming to the market for the first time in over 30 years, offering just under 2,500 sq ft of accommodation • flexible layout including a ground floor bedroom with en suite, ideal for multi generational living or annexe potential • Large mature garden with covered entertaining area providing excellent privacy and outdoor space • Substantial garage offering secure parking or excellent storage • Solar panels and air source heat pump providing improved energy efficiency and low running costs



Coming to the market for the first time in over 30 years, this spacious four bedroom detached chalet bungalow occupies a generous double plot, making it a rare and highly versatile home. With just under 2,500 sq ft of accommodation, the property offers the space and flexibility so many families are looking for today, and would also suit buyers seeking multi generational living or future annexe potential. The ground floor accommodation is both practical and well balanced.

There are two reception areas, with the main lounge being particularly impressive and full of character. Features include an exposed brick fireplace, a bay window fitted with shutters and a warm, welcoming feel. Also on the ground floor is a family bathroom, along with a generously sized bedroom which benefits from its own en suite shower room, ideal for guests or ground floor living. To the rear of the property is the kitchen, which leads through to a utility room and then into a large conservatory currently used as a dining space. This creates a wonderful connection to the garden and an excellent space for everyday family living and entertaining. Upstairs, there are three further well proportioned bedrooms, served by an additional shower room. Outside, the garden is mainly laid to lawn and framed by mature trees, giving it an established feel and a real sense of privacy and relaxation. A covered seating area provides shelter from the weather and creates an ideal space for entertaining throughout the year. The large garage is perfect for secure parking or excellent storage, and there is ample additional space within the plot. The property also benefits from solar panels and an air source heat pump, helping to keep running costs low while improving energy efficiency. Viewings are highly recommended to fully appreciate the size, setting and potential of this unique home, which offers generous accommodation, a central location and a plot size that is increasingly hard to find.



**Kitchen**

10' 0" x 12' 0" (3.05m x 3.65m)

Lounge

12' 0" x 14' 9" (3.65m x 4.49m)

Television Room

11' 11" x 11' 11" (3.62m x 3.64m)

Bedroom

9' 0" x 15' 8" (2.74m x 4.78m)

Bedroom

11' 10" x 13' 7" (3.60m x 4.13m)

Bedroom

13' 7" x 18' 8" (4.13m x 5.69m)

Bedroom

9' 0" x 13' 4" (2.74m x 4.07m)

Bathroom

5' 11" x 6' 7" (1.80m x 2.00m)

En-suite

6' 3" x 8' 10" (1.90m x 2.68m)

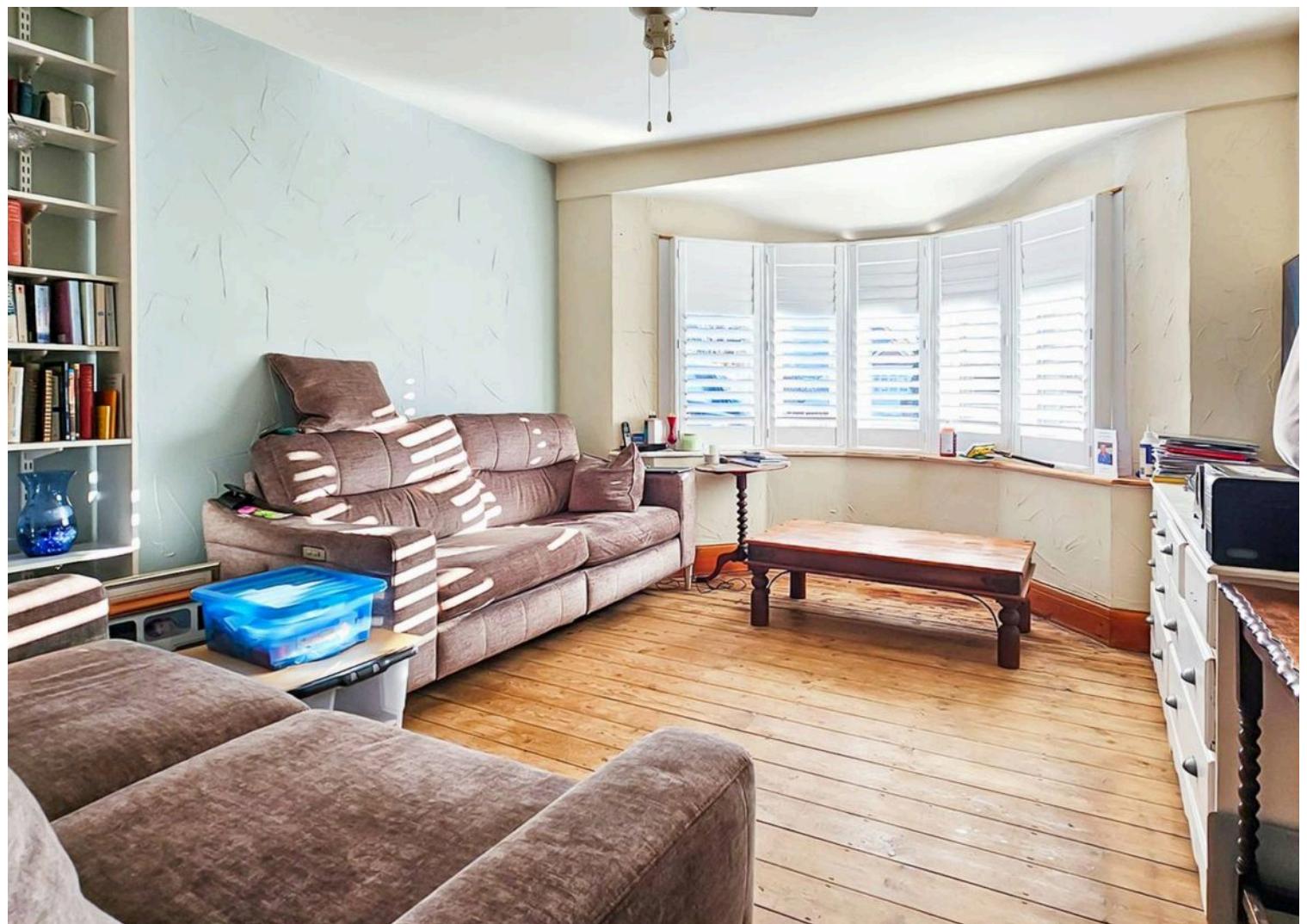
Shower Room

5' 9" x 7' 2" (1.76m x 2.18m)

Conservatory

10' 4" x 23' 11" (3.15m x 7.29m)

Utility Room





Total Area: 2425 ft² ... 225.3 m² (Includes Garage & Covered Area)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Council Tax band: D | Tenure: Freehold | EPC Energy Efficiency Rating: D |