



Warren Road, Worthing, West Sussex BN14

Guide Price **£725,000**



Property Type: Detached Bungalow

Bedrooms: 4

Bathrooms: 3

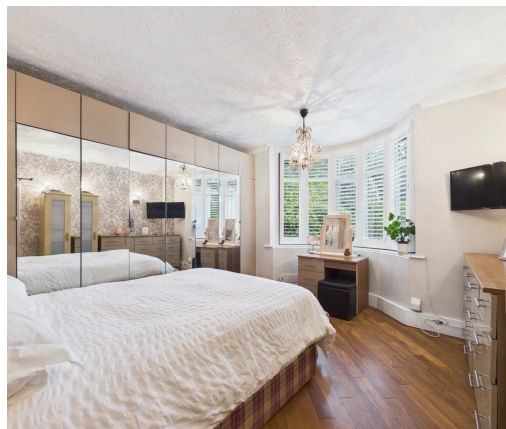
Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Detached Chalet Bungalow
- Four Double Bedrooms
- Spacious Entrance Hall
- Kitchen/Diner/Family Room
- Separate Lounge
- Family Bathroom & Ensuites
- Utility Room
- Garage & Off Road Parking
- Private & Enclosed Rear Garden
- Garden Room/Office

A beautifully extended and immaculately presented four double bedroom detached home, offering spacious and versatile accommodation ideal for modern family living. Finished to a high specification throughout, the property features an impressive open-plan kitchen/dining/family room with bi-folding doors, quartz worktops and contemporary fittings, alongside elegant reception spaces and three stylish bath/shower rooms. Externally, the home benefits from electric gated access, ample off-road parking, a garage and a superb garden room/home office.





INTERNAL

Upon entering the property, you are welcomed by a spacious and inviting reception hall that immediately sets the tone for this beautifully presented and versatile home. Offering ample space for a study area or additional seating, the entrance creates a wonderful first impression, while the elegant herringbone flooring continues seamlessly through double doors into the stylish living room. Here, a charming bay window fills the space with natural light, perfectly complementing the attractive feature fireplace and creating a warm and relaxing atmosphere.

Undoubtedly the heart of the home is the impressive extended kitchen/dining/family room, thoughtfully designed with both modern living and entertaining in mind. This exceptional open-plan space offers an extensive range of sleek contemporary units complemented by luxurious quartz worktops, integrated appliances and a Quooker instant hot water tap. The substantial central island provides additional storage as well as a breakfast bar ideal for casual dining and socialising. There is generous space for a large dining table alongside a comfortable snug or lounge area, making this a true hub of the home for family life and entertaining guests alike.

Flooded with natural light, the room enjoys a dual aspect with two large picture windows, a striking ceiling lantern and bi-folding doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. Adjacent to the kitchen is a practical utility room, providing further storage and laundry facilities.

The property offers four well-proportioned double bedrooms, providing flexible and adaptable accommodation to suit a variety of lifestyles. On the ground floor, there is a spacious double bedroom with a modern en-suite shower room, alongside two further double bedrooms and a contemporary family bathroom. Occupying the first floor is an additional generous double bedroom complete with its own en-suite, offering an ideal guest suite or principal bedroom retreat.

EXTERNAL

Externally, the property continues to impress with a private and enclosed frontage accessed via electric gates, creating both privacy and a welcoming approach. There is ample off-road parking in addition to a single garage, ensuring practicality for modern family living.

To the rear, the beautifully arranged garden offers several patio seating and entertaining areas, ideal for al fresco dining and enjoying the outdoor space throughout the warmer months. A particular highlight is the superb detached garden room/home office, providing a highly versatile space perfectly suited for remote working, a gym, studio or additional leisure area depending on individual requirements.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1944 ft²
 180.5 m²
 Reduced headroom
 26 ft²
 2.5 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(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 our 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.

