



17 Bernard Road, Worthing, BN11 5EL

Price £625,000

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An impressive and deceptively spacious three bedroom detached chalet bungalow located a few hundred yards from West Worthing Seafront. This home offers versatile accommodation briefly comprising, entrance porch, hall, living room, 20ft open plan kitchen/dining room, ground floor bedroom, shower room and Wc. To the first floor there is a 21ft main bedroom with ensuite shower room and further double bedroom. Externally there is a well maintained West aspect rear garden, private driveway and integral garage. Benefits include gas central heating and double glazing. Available chain free.

- Detached Chalet Bungalow
- Spacious & Versatile Accommodation
- Close to Beach
- Three Double Bedrooms
- Ensuite & GF Shower Rm
- West Aspect Rear Garden
- 20ft Kitchen/Diner with Island
- West Worthing





Double glazed leaded light door with windows either side opening to;

Porch

Front door with windows either side.

Entrance Hall

Exposed varnished floorboards. Staircase rising to the first floor. Utility cupboard housing washing machine and slatted shelf above. Cloaks cupboard with hanging rail and low shelving. Storage cupboard with two shelves. Radiator. Central heating thermostat. Door to integral garage. Picture rail.

Living Room

5.13m x 4.80m (16'10" x 15'9")

Exposed varnished floorboards. Double glazed leaded light bay window. Two radiators. Fireplace surround with free standing electric fire. Dado rail.

Kitchen / Dining Room

6.40 x 4.62 max (20'11" x 15'1" max)

A true feature of this home comprising of an excellent range of work surfaces with a large central island. Inset one and a half bowl sink drainer unit. Fitted wall and base cupboards and drawers. Free standing fridge, freezer, dishwasher and gas cooker all included in the sale. Bespoke window seat fitted into the double glazed bay window which overlooks the West aspect rear garden. Double glazed double doors with windows either side over look and lead to the rear garden. Exposed varnished floorboards. Radiator. Two wall light points. Double glazed stable door to rear and double glazed obscured glass window to side.

Bedroom Two

3.95 x 4.00 (12'11" x 13'1")

Double glazed Westerly aspect window. Radiator.

Shower Room

1.69 x 1.79 (5'6" x 5'10")

Walk in shower with glass screen, shower on rail and concealed controls. Modern vanity wash basin with cupboard and drawers under. Wall mounted mirrored vanity cupboard. Double glazed obscured glass window. Wall mounted towel radiator. Tiled walls. Tiled effect vinyl floor.

Cloakroom/Wc

Low level flush Wc. Double glazed obscure glass window.

First Floor Landing

Wood effect laminate floor. Velux window.

Bedroom One

5.32 max x 6.65 max (17'5" max x 21'9" max)

Wood effect laminate floor. Velux window. Double glazed Westerly aspect window. Radiator. Eaves access. Loft hatch with pull down ladder to remaining roof space. Door to ensuite.

Ensuite

2.47x2.55 (8'1"x8'4")

Comprising walk in shower cubicle with glass sliding door, dual shower with additional water jets. Matching twin vanity wash basins with cupboards under. Matching wall mounted vanity mirrors. Wall mounted wash hand basin. Velux window. Wood effect laminate floor. Airing cupboard housing wall mounted Worcester combination boiler.

Bedroom Three

3.05 x 3.81 (10'0" x 12'5")

Wood effect laminate floor. Double glazed window. Radiator. Part sloped ceiling.

West Aspect Rear Garden

Feature central patio reaching across the back of the home leading to side gate giving access to the front. Remainder laid to lawn. Planted mature shrub border with fig tree.

Front Garden

Part paved with gate to rear garden. Mature planted central flowerbed and border.

Private Driveway

Providing off road parking for several vehicle vehicles and giving access to the garage.

Integral Garage

5.05 x 2.70 (16'6" x 8'10")

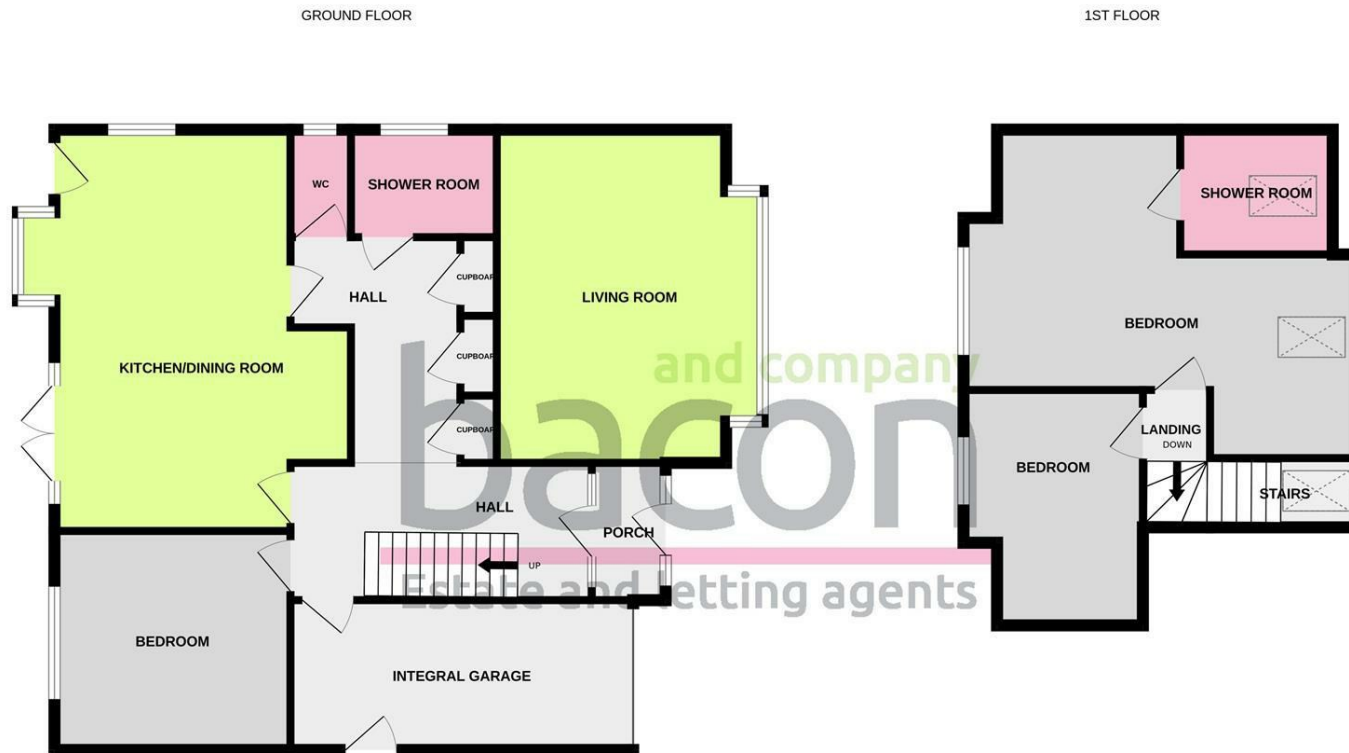
Electric up and over door. Double glazed door to side. Wall mounted gas and electric meters. Access hatch to garage roof space.

Required Information

Council tax band: E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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