



Sunningdale Road

Offers Over **£475,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 1

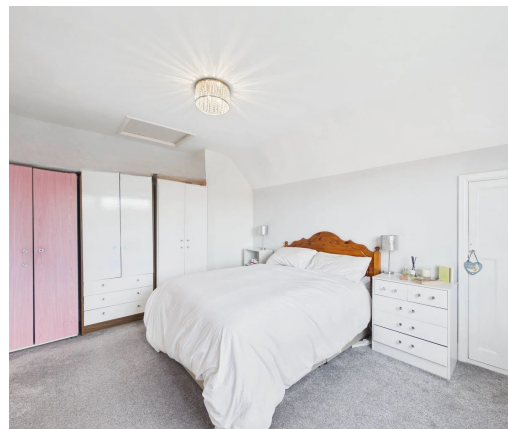
Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Detached Chalet
- Three/Four Double Bedrooms
- Spacious Living Room
- Kitchen
- Ground Floor W.C
- First Floor Bathroom
- Spacious & Secure Plot
- Off Road Parking
- Double Garage
- Quiet Position

This detached three/four double bedroom chalet-style home offers versatile accommodation and is far more spacious than first appears. Additional benefits include a private and secure plot with off road parking and double garage.





SUMMARY

This detached chalet-style home offers versatile accommodation and is far more spacious than first appears.

INTERNAL

The ground floor features a welcoming entrance hall, with doors leading to the main reception areas and kitchen. The living room is a generous size, benefitting from a dual aspect and sliding doors that open directly onto the private rear garden. A second reception room is currently used as an additional sitting room but could equally serve as a fourth double bedroom, offering excellent flexibility. The kitchen is well-proportioned, with a good range of units and an outlook over the garden. The ground floor also includes a convenient WC and a third double bedroom. Upstairs, there are two further bedrooms, both comfortable doubles, with the front bedroom benefitting from fitted wardrobes. The bathroom is fitted with a white suite, including a paneled bath with shower over.

EXTERNAL

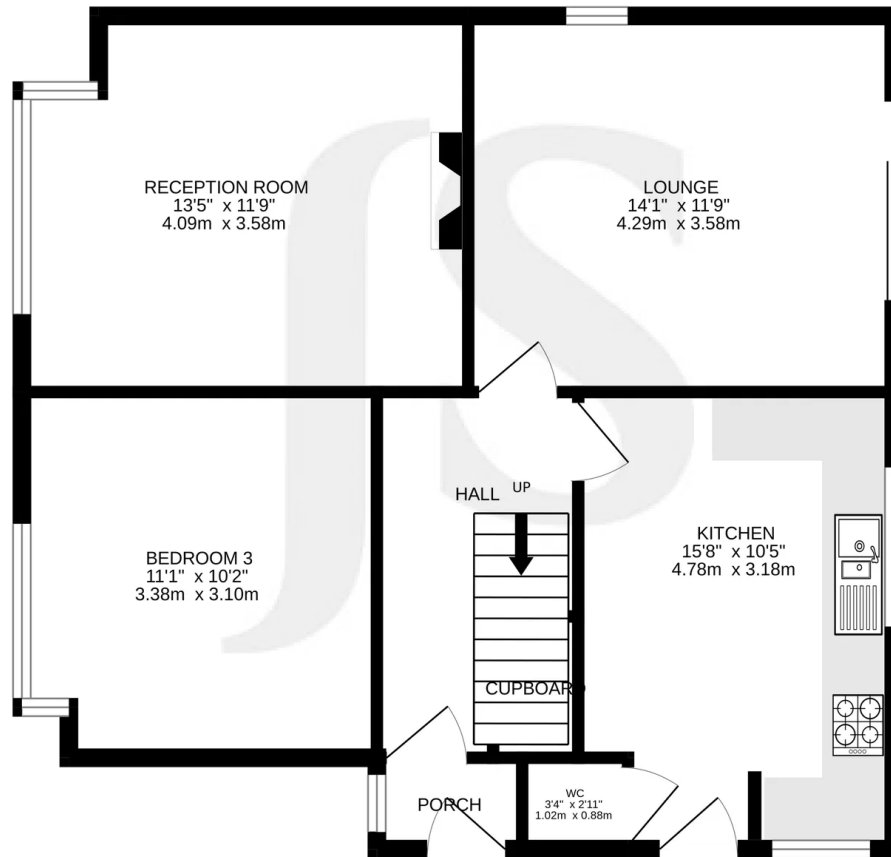
Situated on a secure corner plot, the property benefits from a lawned front garden and off-road parking. The rear garden is mainly laid to lawn, complemented by a spacious patio area ideal for outdoor seating and entertaining. Benefitting from a substantial timber-built outbuilding positioned to the side, offering a versatile and practical additional space. There is also a greenhouse and garden shed, providing useful storage and gardening space. To the rear, a double garage is accessed via gates, with additional hard standing in front, offering further parking and a good level of security.

SITUATED

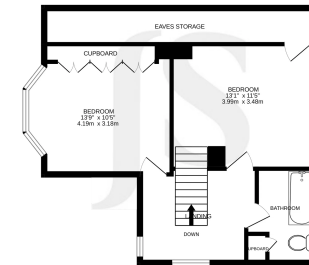
This property is located in a popular residential area, close to local shops in Salvington. A Tesco superstore is a short drive away, with easy access to the A27 and A24. Nearby bus routes provide convenient access to surrounding districts. Worthing town center, offering comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately two and a half miles away. The nearest train station, Durrington-on-Sea, is about one and a half miles from the property.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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.