



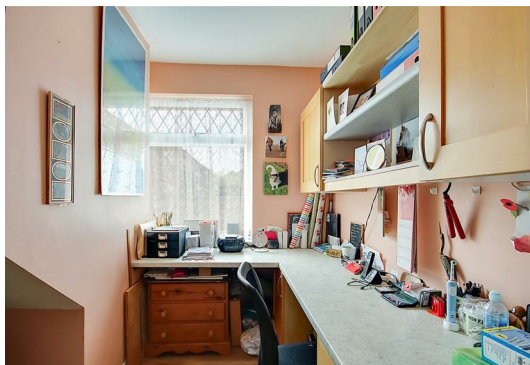
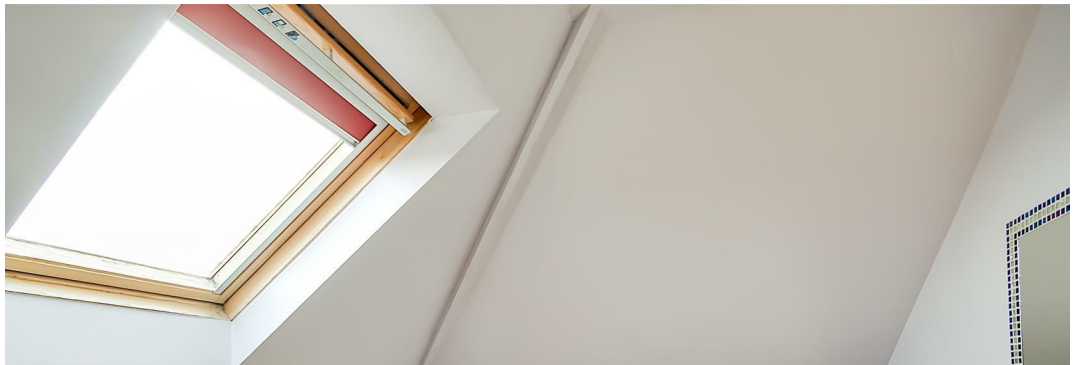
1 Walpole Avenue, Worthing, BN12 4PL
Asking Price £575,000

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A well presented three/four bedroom chalet bungalow situated in the popular Goring location within close proximity to local shops, train station and bus routes. The ground floor accommodation briefly comprises; entrance hall, bay fronted living room, separate dining room and a well appointed kitchen with adjoining utility room. A downstairs double bedroom with fitted storage, modern shower room and a separate wc. A versatile study room which could be used as a fourth bedroom. Upstairs; two further bedrooms and shower room. Externally the property benefits from a landscaped west aspect rear garden, garage and private driveway. CHAIN FREE.

- Detached Chalet Bungalow
- Three/Four Bedrooms
- Two Bathrooms
- Private Driveway & Garage
- New; Roof (2023), Downstairs Shower Room (2022) Boiler (2025) & Carpets
- West Facing Rear Garden
- Well Presented Throughout
- CHAIN FREE





Entrance Hall

Spacious hallway. Hard flooring. Pendant light. Radiator. Access to cupboard space.

Bay Fronted Living Room

4.93 x 3.93 (16'2" x 12'10")
Dual aspect. Hard flooring. Double glazed bay window. Ceiling rose with pendant Light. Gas fire with surround. Detailed cornice.

Study

3.91 x 2.60 max (12'9" x 8'6" max)
Fitted cabinetry and worktop. Hard flooring. Pendant light.

Dining Room

4.08 x 3.49 (13'4" x 11'5")
Hard flooring. Sliding patio door to garden. Radiator. Ceiling rose with pendant light. Detailed cornice. Opening to;

Kitchen

3.58 x 3.21 (11'8" x 10'6")
Range of gloss white shaker style wall and base units with granite work surfaces. Freestanding oven and four ring gas burner. Extractor fan. Space for under counter fridge. Integrated dishwasher. Sink incorporating

drainer with swan neck mixer tap. Part tiled walls. Inset spotlights. Hard flooring. Double glazed window. Door to;

Utility Room

Space for additional white goods. Recently fitted boiler. Additional storage space.

Downstairs Shower Room

Refurbished shower room. Tiles walls. Inset spotlights. Walk in shower. Wash hand basin with cabinet space below. Radiator. Obscure double glazed window.

Separate wc

Tiled walls. Close coupled wc. Obscure double glazed window.

Bedroom One

3.79 x 2.75 (12'5" x 9'0")
Double bedroom located on the ground floor. Hard flooring. Double glazed window. Radiator. Pendant light. Fitted wardrobes.

Stairs To First Floor

Bedroom Two

5.14 x 4.14 max (16'10" x 13'6" max)
Double bedroom. New carpet. Two dome

lights. Two Velux windows. Double glazed window overlooking the garden. Radiator. Sloped ceilings. Access to eaves storage.

Bedroom Three

4.14 x 2.73 (13'6" x 8'11")
New carpet. Sloped ceiling. Radiator. Velux window. Access to eaves storage.

Upstairs Shower Rom

Shower cubical. Sink with cabinet storage below. Inset spotlights. Obscure double glazed window. Close coupled wc. Additional cabinet storage. Radiator. Extractor fan.

External

West Facing Rear Garden

A generous landscaped westerly aspect garden. Mainly laid to lawn with with a brick pathway. Well established shrub borders. Paved patio area to the rear of the property with a timber pergola.

Garage

Brick built garage. Access via folding doors or garden. Gas and electric meter.

Private Driveway

Block paved driveway for multiple cars. Additional parking available on street.





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		
(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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