



Mardale Road, Worthing BN13 2AY

Guide Price **£475,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Extended Semi-Detached House
- Three Double Bedrooms
- Dining/Family Room
- Open Plan Kitchen/Breakfast Room
- Large South Facing Rear Garden
- Bathroom & En-Suite
- Off Road Parking
- Well Presented
- Spacious
- Popular Salvington Area

This beautifully extended and well-presented home offers spacious, flexible living with a cosy bay-fronted lounge, stunning open-plan kitchen/dining/family room and three double bedrooms including a top-floor en-suite. Enjoy off-road parking and a good sized south-facing garden with large summerhouse – perfect for family life and entertaining.





INTERNAL

This delightful home has been lovingly extended and thoughtfully converted to create a spacious and beautifully presented family home filled with warmth and character.

The welcoming hallway includes a handy under stairs cupboard and a nook area for coats and shoes, setting a practical yet charming tone. At the front of the property, the cosy lounge is a lovely spot to unwind, featuring a bay window that fills the room with light and a log burner that adds a perfect touch of comfort and charm.

The true heart of the home is the stunning open-plan kitchen/breakfast room, fitted with a range of matching floor-to-ceiling units, offering plenty of storage and space for all your essentials. There's room for a fridge/freezer, dishwasher and an integral mid-level oven and grill, while the breakfast bar return provides a relaxed space for morning coffee or casual dining.

This wonderful space flows seamlessly into the dining and family area, where sliding doors open out onto the garden. With beautiful views across the rear garden and ample space for a dining table and snug seating area, it's the perfect place for both everyday living and entertaining.

Upstairs, the first-floor landing offers a cleverly designed study area with fitted wardrobes – ideal for home working or extra storage. There are two generous double bedrooms, one with built-in wardrobes and a fitted cupboard, along with a modern family bathroom and a separate WC.

A further staircase leads to the second floor, where you'll find the impressive main bedroom – a bright and spacious double with dual-aspect windows, allowing natural light to flood in. This lovely retreat also enjoys its own en-suite shower room with a walk-in shower, WC, and wash hand basin.

EXTERNAL

Outside, the property offers off-road parking and gated side access leading to the rear garden. The south-facing garden is a fantastic size and designed for both relaxation and outdoor living, featuring a lawned area, mature shrub borders, and a patio area ideal for al fresco dining. At the rear, you'll find a large summerhouse, perfect as a hobby room, studio, or entertaining space, along with a garden shed and a further patio area to make the most of the sunshine throughout the day.

SITUATED

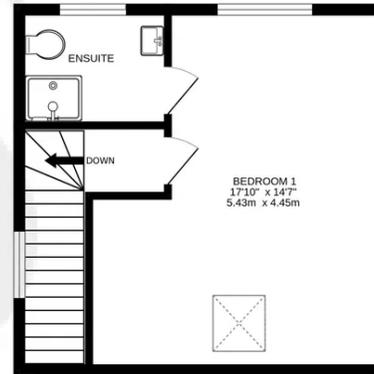
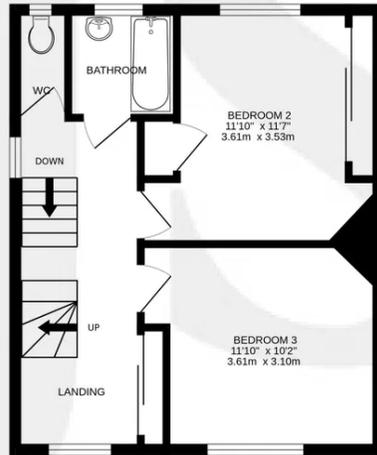
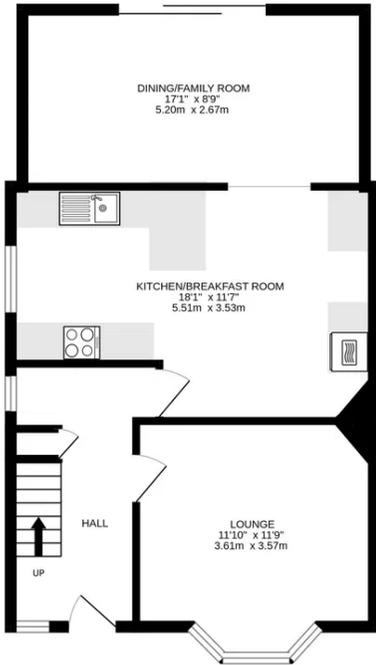
In the popular Salvington area of Worthing, local shops and amenities can be found on Salvington Road and local schools nearby. Buses run nearby and local railway station is approximately 1.2 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.

2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

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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