



17 Palatine Road, Worthing, BN12 6JR  
Asking Price £575,000

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Estate and letting agents



We are delighted to offer this beautifully presented three-bedroom detached home, ideally located in the popular area of Goring-by-Sea. Internally, the accommodation briefly comprises a wonderful open-plan living space featuring a contemporary kitchen, dining area and further lounge area, perfect for modern family living. In addition, there is a secondary lounge to the front of the property, a converted garage providing an annexe room or bedroom four, and a covered car port. To the first floor are three well-proportioned double bedrooms, served by a spacious family bathroom. Externally, the property benefits from a private driveway to the front offering parking for multiple vehicles. To the rear is a generous, south-facing garden.

- Detached House
- Three/Four Bedrooms
- Open Plan Living
- South Facing Garden
- Private Driveway
- Covered Carport
- Popular Goring-By-Sea Location
- Viewing Highly Recommended





### Entrance Porch

Accessed via UPVC front door.

### Entrance Hall

Floorboards throughout. Radiator. Access to under stair cupboard housing gas meters and RCD electric unit. Spotlights throughout.

### Living room

4 x 3.2 (13'1" x 10'6")

Carpeted throughout. Feature bay with double glazed window. Inset seating area. Radiator.

### Cloakroom

Floorboards throughout. Inset vanity sink unit with storage cupboard below. Low level Wc. Radiator. Frosted double glazed window.

### Open Plan Kitchen/Diner

5.8 x 5.4 (19' x 17'9")

Floorboards throughout. Underfloor heating. Beautifully presented modern kitchen briefly comprising; A range of matching wall and base units. Composite worktops. Part tiled walls. Integrated appliances including; dishwasher, four ring induction hob, double oven and extractor fan above. Inset sink with drainer. Feature breakfast bar with inset seating and storage drawers below. Spotlights throughout.

### Open Plan Living Room

5.5 x 3.7 (18'1" x 12'2")

Floorboards throughout. Underfloor heating. Feature double glazed sky lantern. Built in 'TermaTech' Log burner. Double glazed Bifold doors leading to south facing rear garden. Further obscured double glazed window. Spotlights throughout.

### Covered Car Port

5.9 x 2.7 (19'4" x 8'10")

Plumbing for various appliances including Washing machine and Tumble Dryer. Storage cupboards with worktop space. Door leading to;

### Bedroom Four / Annex Room

5 x 2.5 (16'5" x 8'2")

Floorboards throughout. Wall mounted electric heater. Spotlights throughout. Double glazed window. Double glazed door leading on to decking area.

### Stairs Leading to;

### First Floor Landing

Carpeted throughout. Frosted double glazed window, hatch with pull down ladder providing access to loft housing a combination boiler. Further storage cupboard.

### Bedroom One

4.8 x 3.3 (15'9" x 10'10")

Carpeted throughout. A Range of built in wardrobes. Two south facing double glazed windows.

### Bedroom Two

3.5 x 2.8 (11'6" x 9'2")

Carpeted throughout. Radiator. Double glazed window.

### Bedroom Three

3.3 x 2.4 (10'10" x 7'10")

Carpeted throughout. Radiator. Double glazed Window.

### Bathroom

Half tiled walls. Panelled bath. Low level Wc with matching vanity sink unit with storage cupboard below. Shower with glass doors. Frosted double glazed window. Heated towel rail. Spotlights throughout.

### Outside

### Rear Garden

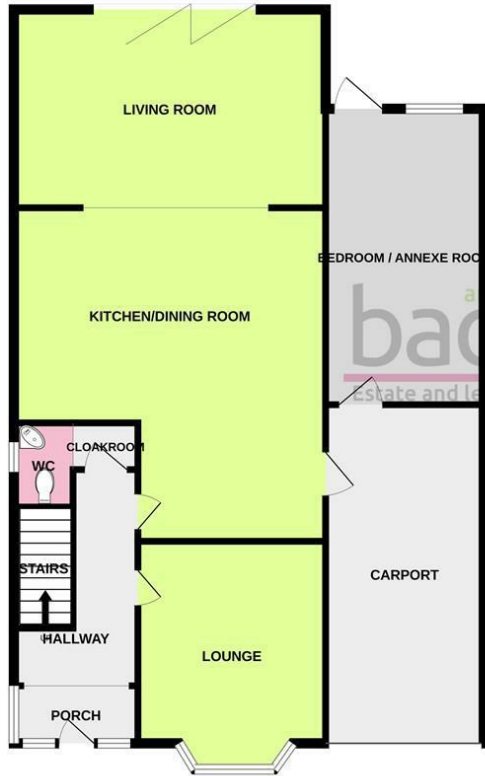
A true feature of this wonderful home is the large south facing rear garden. A large contemporary patio area with a further decking area. Mainly laid to lawn with mature tree and shrub borders. Side access leading to front driveway.

### Front

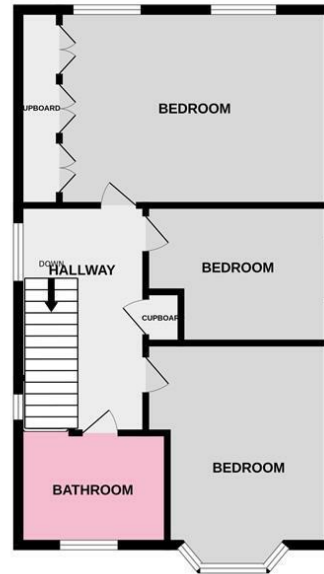
Private driveway for multiple cars. Mature shrub and tree borders.



GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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