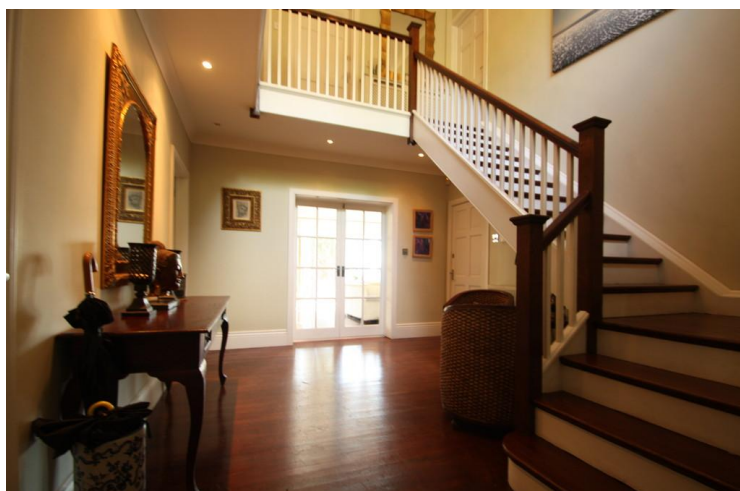


**FINDON VALLEY OFFICE**

228 Findon Road, Worthing, West Sussex, BN14 0EJ

Tel. 01903 873999 findon@jacobs-steel.co.uk



**Arundel Road, Worthing, BN13 3EL | Guide Price £665,000**

- Detached House
- 35' Living / Dining Room
- Ground Floor Cloakroom
- Four Further Bedrooms
- Off Road Parking
- Impressive Entrance Hall & Galleried Landing
- Re-Fitted 'Howdens' Kitchen/Breakfast Room
- Master Bedroom With Ensuite
- Southerly Aspect Rear Garden
- No Onward Chain



A substantial detached house boasting delightful coastal views over Worthing and a wealth of feature, benefits and spacious accommodation throughout.

Covered storm porch with tiled flooring: Solid wood front door to:

#### ENTRANCE HALL

18' 4" x 11' 11" (5.59m x 3.63m) Leaded light effect double glazed windows to front. Stairs to first floor galleried landing. Solid wood flooring. Coved ceiling with inset halogen spot lights. Alarm panel. Under stairs storage and radiator. Panelled doors to:

#### GROUND FLOOR WC

Obscure leaded light effect double glazed window to front. Tiled flooring and part tiled walls. Wall mounted halogen spot lights. Coved and textured ceiling. Modern suite comprising close coupled wc and wash hand basin with mixer tap.

#### LIVING / DINING ROOM

35' 00" x 13' 9" (10.67m x 4.19m) A delightful southerly aspect room with two double glazed sliding patio doors giving direct access to an elevated decking area and further leaded light effect double glazed bay window set to a slight angle and providing distant coastal glimpses over Worthing itself with fitted window seating. Two feature fireplaces with tiled hearths and ornate surrounds. Two radiators with decorative radiator covers. Coved ceiling.

#### BEDROOM FIVE

16' 6" x 10' 6" (5.03m x 3.2m) Dual aspect with double glazed leaded light effect windows to side. Matching double doors and floor to ceiling windows to front. Wood laminate flooring. Inset halogen spot lights. Double radiator. Fully fitted for office use with telephone points and internet connections.

#### REFITTED 'HOWDENS' KITCHEN/BREAKFAST ROOM

16' 9" x 11' 2" (5.11m x 3.4m) (N/E) Bespoke design including one and a half bowl sink with matching drainer to side. Quality wood work surfaces with cupboards and drawers below. Integrated dishwasher. Cupboard housing



space for fridge/freezer. Hidden Valliant boiler. Further extensive work surfaces with excellent array of cupboards and drawers. Space for gas range cooker. Ornate display units. Pull out storage cupboards. Tiled flooring. Inset spotlights. Floor unit lighting. Door to Utility room.

#### UTILITY ROOM

6' 3" x 4' 0" (1.91m x 1.22m) (E) Door to rear and leaded light effect double glazed window to side. Double radiator. Space and plumbing for appliances with wall mounted shelving over. Coved ceiling with inset spot lights. Stairs from ground floor entrance hall to:

#### FIRST FLOOR GALLERIED LANDING

With double glazed leaded light effect window to front. Double airing cupboard with water cylinder and shelving over. Further double storage cupboard. Radiator with decorative cover. Coved ceiling with loft access. Doors to:

#### MASTER BEDROOM

19' 8" x 13' 10" (5.99m x 4.22m) (S) Leaded light double glazed window to rear and fitted double glazed bay window to a slight angle providing delightful views of the Sussex coast over Worthing itself. Double radiator. Display fireplace. Coved ceiling. Archway to:

#### ENSUITE SHOWER ROOM

Leaded light effect double glazed window to side. Tiled flooring. Part tiled walls. Inset halogen spot lights and recently fitted suite comprising wall mounted wash hand basin with wall mounted mixer tap over. Walk in shower cubicle with stainless steel wall mounted shower attachments.

#### BEDROOM TWO

14' 11" x 13' 10" (4.55m x 4.22m) (E) Dual aspect with leaded light effect double glazed windows to side and rear. Double radiator. Feature fireplace and coved ceiling.

#### BEDROOM THREE

16' 11" x 10' 10" (5.16m x 3.3m) Dual aspect with leaded light effect double glazed windows to front and side. Part panelled walls. Radiator with decorative cover and fireplace with gas fire. Coved ceiling with mounted spot lights.

#### BEDROOM FOUR

9' 4" x 9' 4" (2.84m x 2.84m) Double glazed leaded light effect window to front. Radiator. Part panelled walls. Coved ceiling.

#### BATHROOM

Obscure leaded light effect double glazed window to side. Tiled flooring and walls. Coved ceiling. Luxury fitted suite with oval wash hand basin with storage under and mixer tap. Jacuzzi system bath inset into a wood and tiled surround with mixer tap and shower attachments.

#### SEPARATE WC

Obscure leaded light effect double glazed window to side. Tiled flooring. Coved ceiling. Close coupled WC.

#### OUTSIDE

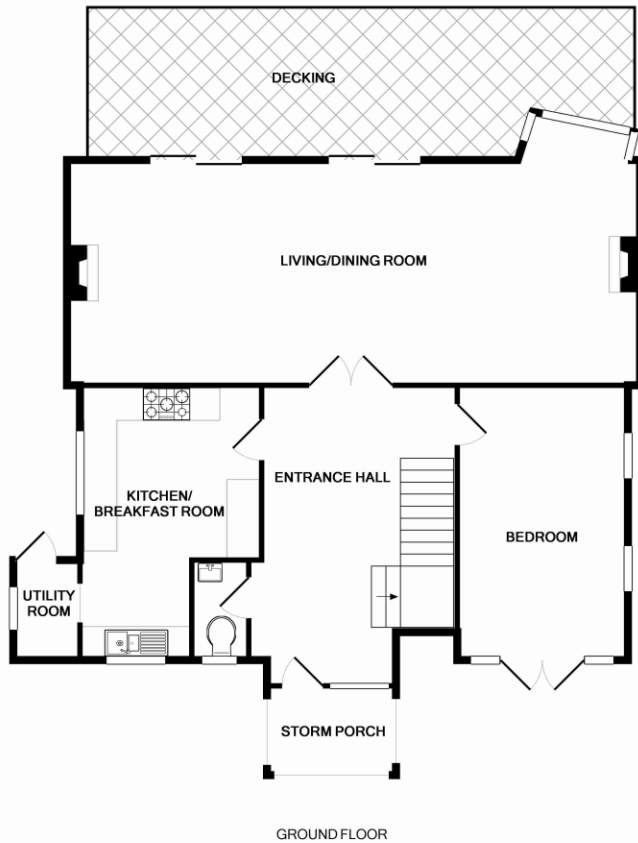
##### FRONT

The property benefits from a good degree of privacy provided by mature trees and shrub borders. A driveway provides off road parking. Whilst the remainder is paved with flower and shrub insets.

##### REAR

This delightful southerly aspect rear garden enjoys a good degree of privacy provided by mature borders. A large area of elevated decking is accessed immediately from the property with tiled steps leading to the remainder being laid to lawn with flower and shrub borders. Brick built storage shed and outside tap.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2016



### Floor Area

178m<sup>2</sup> - floor area is quoted from the EPC

### Tenure

Freehold

### Council Tax

Band F Worthing Borough Council

### Viewing Arrangements

Strictly by appointment

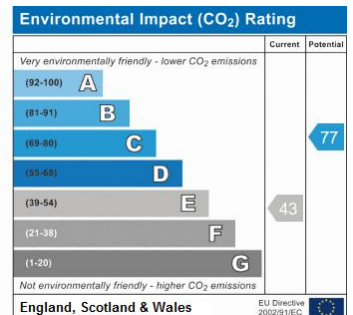
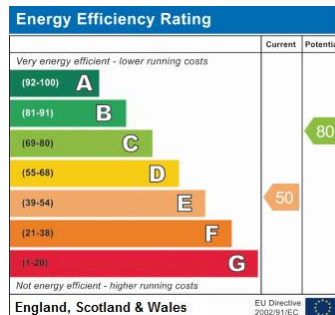
### Contact Details

228 Findon Road, Worthing, West Sussex, BN14 0EJ

[www.jacobs-steel.co.uk](http://www.jacobs-steel.co.uk)

[findon@jacobs-steel.co.uk](mailto:findon@jacobs-steel.co.uk)

01903 873999



Whilst we endeavour to make our property 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 traveling 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, furnishings, gas fires, electrical goods/fitings or other fixtures, unless expressly mentioned, are not necessarily included with the property.