



Asking Price  
£600,000  
Freehold

## Arundel Road, Worthing

- Detached House
- Five Bedrooms
- 39 ft Family Room
- En-Suite
- South Garden
- EPC rating - D
- Garage
- Chain Free

Robert Luff & Co are delighted to offer this extended five bedroom extended detached house located in Worthing. The property offers generous living space with a fantastic kitchen / family room extension to the rear opening via bi-fold doors to a large south facing rear garden. There are five very well sized bedrooms (one downstairs and one with an en-suite) a utility room, further downstairs W.C and snug lounge area. The property offers ample parking for multiple cars and has the benefit of an integral garage. It is located close to transport links with good access to the A27 & A24. The property is being offered with no ongoing chain, internal viewing is advised.

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**Robert  
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## Accommodation

### Porch

Double glazed PVC front door with double glazed window to front, tiled floor.

### Hall

Part obscured double glazed front door, double glazed window to front, stairs to first floor, radiator.

### W.C.

Low-level w.c, pedestal wash hand basin, radiator, storage under stairs cupboard housing electric meters and fuse box, part tiled walls, lino flooring.

### Lounge 12'1" x 11'4" (3.69 x 3.47)

Double glazed window to side, feature fireplace with inset stone and stone hearth, window to side, opening to:

### Family Room

39'8" x 12'5" narrowing to 11'1" (12.09m x 3.78m narrowing to 3.38m)

### Kitchen Area

A range of matching floor and wall units with integrated full height fridge and freezer, dishwasher, chest height oven and grill, five point hob with extractor over, inset one and half bowl stainless steel sink with mixer tap over, tiled splashbacks, two double glazed windows to rear, 4 meter bi-fold doors to garden, hardwood flooring, two skylights.

### Utility Room

Range of matching floor and wall units, countersunk one and half bowl composite sink with mixer tap over, tiled splashbacks, stone worktops, space and plumbing for washing machine and dishwasher, hardwood flooring.

### Downstairs Bedroom 12'1" x 10'9" (3.69 x 3.3)

Two double glazed windows to front and side, radiator.

### First Floor Landing

Storage cupboard offering shelving, two double glazed windows to front.

### Bedroom One 13'1" x 12'0" (4 x 3.66)

Double glazed window to rear, radiator, access to en-suite.

### En-suite shower room

White bathroom suite, PVC panelled bath with mixer tap over, shower cubicle with thermostatic shower and glass screen over, wall mounted wash hand basin with mixer tap over and storage below, heated towel rail, low-level w.c, obscured double glazed window to front, tiled walls and floor.

### Bedroom Two 12'9" x 11'9" (3.9 x 3.6)

Two built in wardrobes offering hanging and shelving space, double glazed window to rear, radiator.

### Bedroom Three 11'9" x 10'9" (3.6 x 3.3)

Built in wardrobe offering hanging and shelving, radiator, double glazed window to front.

### Bedroom Four 10'5" x 9'2" (3.2 x 2.8)

Double glazed window to rear, radiator.

### Bathroom

PVC panelled bath with mixer tap, thermostatic shower and shower screen over, vanity unit with inset wash hand basin and mixer tap over with storage below, low-level w.c, heated towel rail, obscured double glazed window to rear, tiled walls and floor.

### Front Garden

Laid to hard standing with parking for multiple cars, fenced surround.

### Rear Garden

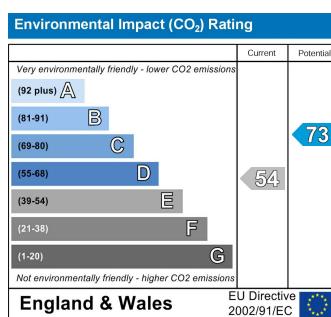
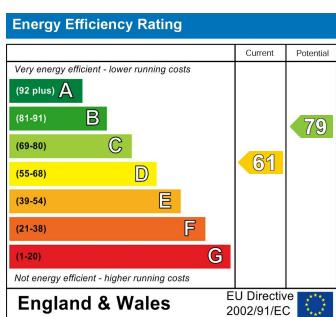
South facing and mainly laid to lawn, fenced surround, side access, patio area, approximately 70ft x 50ft in size

### Garage 19'7" x 12'0" (5.99 x 3.66 )

Up and over main door, wall mounted boiler, power and light, gas meter.



# Floorplan



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.