



Arundel Road | Worthing | BN13 3EQ
Guide Price **£475,000**



Deceptively spacious and versatile home over 2 floors. Offering four bedrooms, spacious kitchen/diner, lounge and further office or bedroom five. The property benefits from off road parking and a South facing rear garden.



Key Features

- Detached Chalet Bungalow
- Four / Five Bedrooms
- Open Plan Kitchen Dining Room
- South Facing Lounge
- Ground Floor Bath & Shower Room
- Two W.C's
- Off Road Parking
- South Facing Garden
- Spacious Rooms
- New Roof



4 Bedrooms



2 Bathrooms



3 Reception Rooms

INTERNAL

The ground floor features a spacious living room that looks out over the garden, providing a light-filled, relaxing space. There is also a large through kitchen/diner, recently upgraded with new kitchen units, creating a modern and functional cooking area. A door from the kitchen leads to the side garden, adding convenience and easy access to the outdoors. In addition, the ground floor includes two double bedrooms, as well as a further reception/office room that can easily be used as an additional bedroom, depending on your needs. The ground floor bathroom is generously sized and includes both a shower and a bath, offering flexibility and convenience for family living. Moving upstairs, the loft space has been thoughtfully converted to create two further double bedrooms. A separate WC adds to the practicality of this level. Overall, this home offers a range of living options, from flexible bedroom arrangements to spacious living areas, making it an ideal choice for growing families, professionals, or those seeking adaptable space.

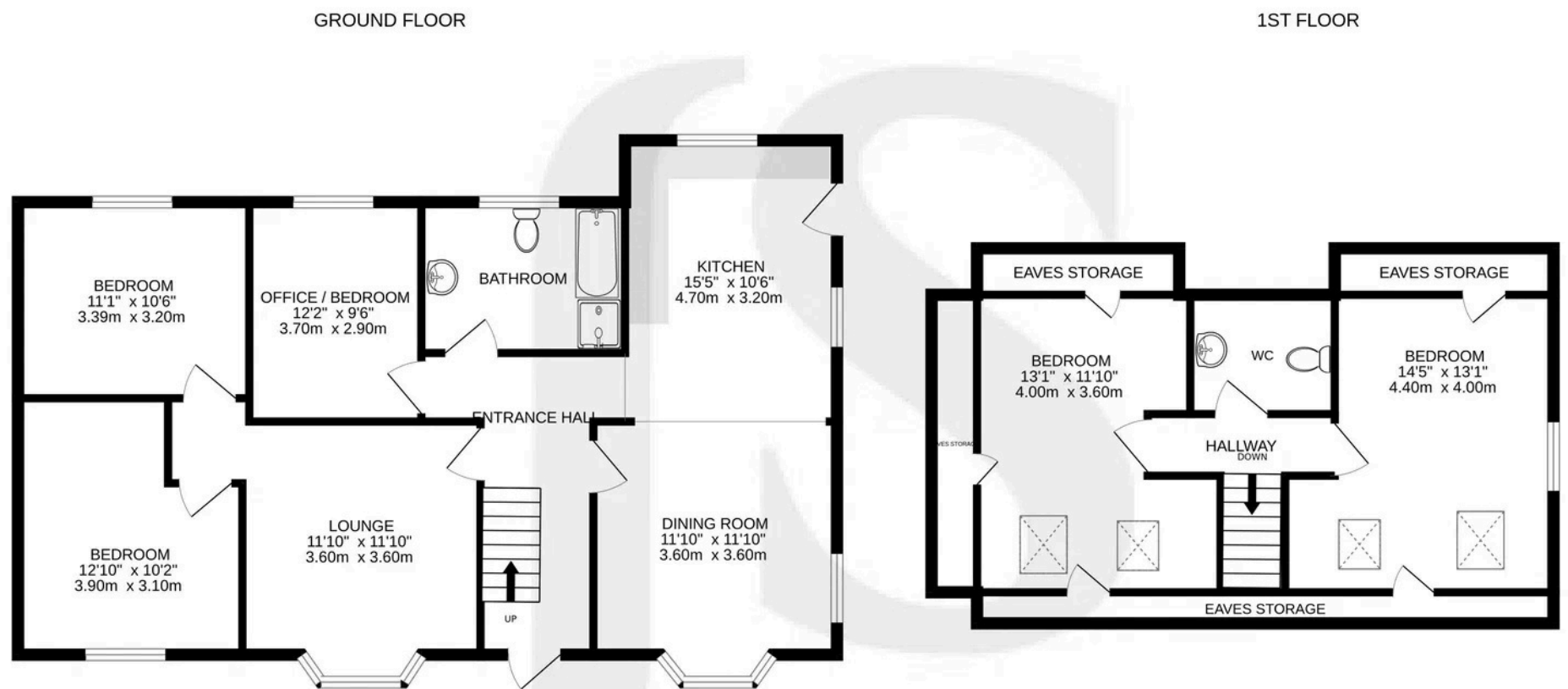
EXTERNAL

The property is surrounded by wrap-around gardens, offering a variety of spaces to enjoy. The main garden area is south-facing and predominantly laid to lawn, providing a sun-filled area perfect for relaxation, play, or outdoor activities. The garden continues around to the side garden, which is paved and features raised beds and established trees, creating a lovely, low-maintenance space with plenty of greenery and structure. This side area flows seamlessly into a further section of garden with a north-facing aspect, also laid to lawn, adding to the overall sense of space and versatility. The garden is fully enclosed with fencing on all sides, ensuring a high level of privacy and security for your peace of mind. At the far end of the south-facing garden, you'll find a block-paved driveway, providing convenient off-road parking.

SITUATED

Located in the favoured Salvington area. Local amenities can be found at the Half Moon Parade which is approximately half a mile away and in Findon Valley which is three quarters of a mile away. Tesco's superstore is approximately one and a quarter miles away. Lovely countryside walks nearby and bus services run nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three miles away. The nearest station is West Worthing which is approximately 1.8 miles away.





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) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 1,464 SqFt

Tenure: Freehold

Council tax band: F

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 travelling 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/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.