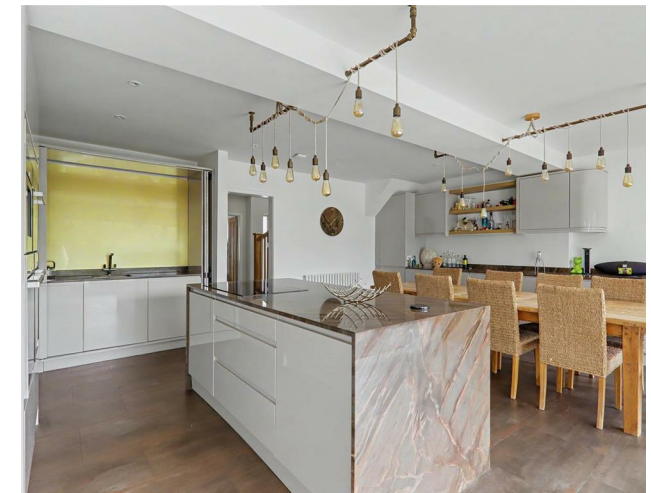




63 Sullington Gardens, Worthing, BN14 0HS
Guide Price £800,000

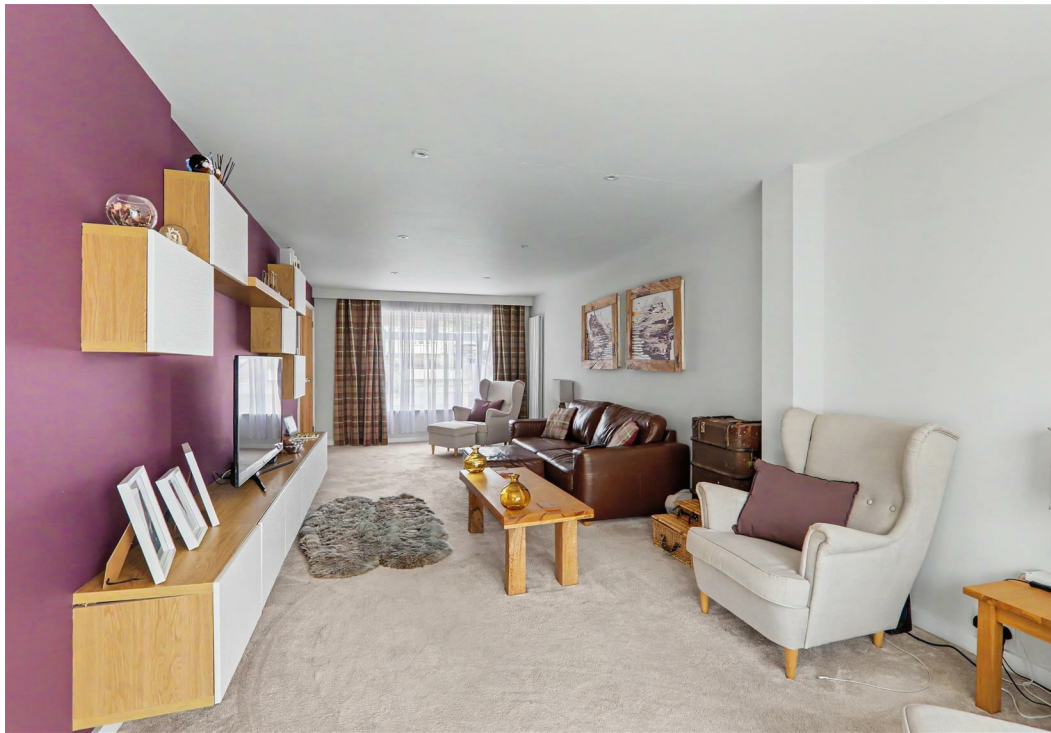
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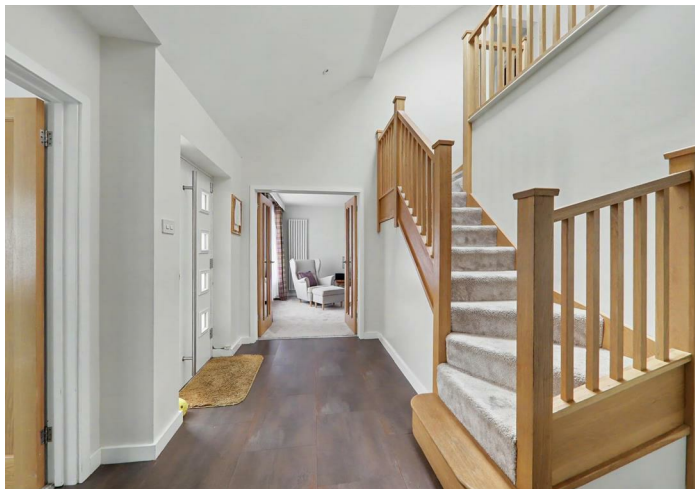


A superbly presented and deceptively spacious four bedroom, two bathroom detached chalet bungalow having been well extended to rear and full loft conversion benefiting from a West facing rear garden and garden room. Briefly the accommodation comprises: entrance hall, open plan kitchen/dining room with quartzite work surfaces, living room, family bathroom/wc with marble floors and worksurface and underfloor heating, gallery landing, four bedrooms and ensuite to bedroom one. Externally there is landscaped rear garden with large split level patio area, garden room and hot tub area with pergola over. double length garage and driveway to front with parking for multiple vehicles.

The property is within close proximity to local schools, shops and amenities with enjoyable walks to Cissbury Ring and The Gallops. There is also convenient access to the A27 and A24 close by.

- Stunning Detached Chalet Bungalow
- Four Bedrooms
- Modern Open Plan Kitchen/Dining Room
- Family Bathroom and Ensuite
- 29' Living Room
- Double Length Garage
- West Aspect Rear Garden
- Garden Room
- Full Width Rear Extension and Loft Conversion
- Popular Findon Valley





Entrance Hall

3.71m x 2.90m (12'2 x 9'6)

Pitched ceiling. Inset ceiling spotlighting. Double glazed Velux window. Oak stair case with feature gallery landing. Feature radiator. Karndean tiled floor. Understairs storage cupboard.

Open Plan Kitchen/Dining Room

6.17m x 6.50m (20'3 x 21'4)

Quartzite work surface having undermounted stainless steel single draining sink with mixer tap and grooved draining board into worktop with hide and slide cupboard doors to front. Integrated Bosch series 8 appliances including dishwasher and washing machine. Quadruple fitted 'Neff' appliances comprising two hide and slide ovens, grill/microwave and coffee machine. Integrated tall fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Kitchen island having matching quartzite work surface and sides with 'Neff' four ring induction hob, matching range of cupboards and drawers and integrated undercounter freezer.

Two feature radiators. Inset ceiling spotlighting. Feature pendent lighting. Double glazed window to side. Double glazed patio doors leading to rear garden.

Living Room

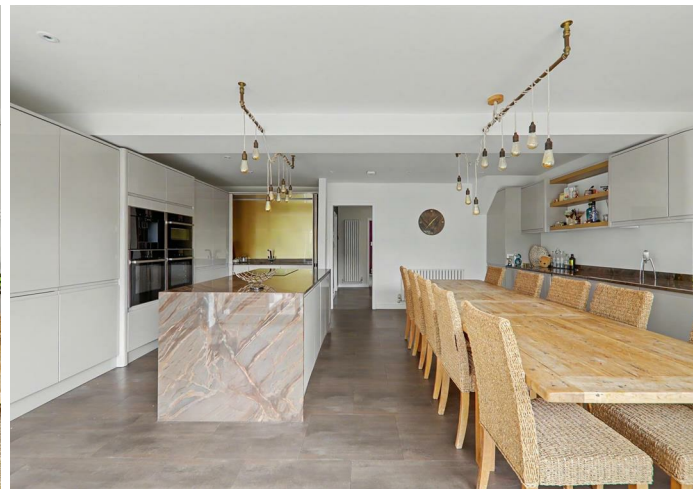
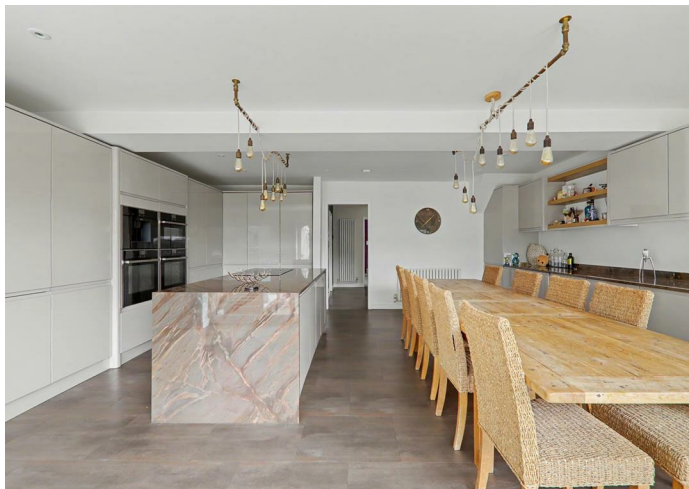
8.84m x 3.23m (29' x 10'7)

Dual aspect. Two feature radiators. Inset ceiling spotlighting. Double glazed windows with to front. Double glazed French doors to Rear Garden. Wall mounted feature TV unit.

Bathroom/wc

2.46m x 2.46m (8'1 x 8'1)

Tiled bath panel with white bath with wall mounted controls, mixer tap and over head rainfall shower. Built in vanity unit with on top wash hand basin and wall mounted mixer two and control. Concealed cistern wc. Full sized wall mirror. Oak wall paneling. Marble work surface and walls. Two double glazed windows. Recessed storage cupboard behind.



Bedroom Four

4.19m x 3.12m (13'9 x 10'3)

Double aspect. Two double glazed windows with one being a bay front. Built in sliding wardrobes. Feature radiator. Access hatch to loft. Wall mounted condensing boiler with pressured hot water tank.

Stairs from Entrance Hall to:

Gallery Landing

Inset ceiling spotlighting. Double glazed Velux window with views of Cissbury Ring.

Bedroom One

5.64m x 4.37m (18'6 x 14'4)

Double glazed window over looking rear garden and views of the Gallops. Feature radiator. Recessed triple wardrobe with doors, shelving and hanging rails.

Ensuite

Marble tiled floor and travertine wall tiles. Walk in shower with fixed glazed screen, wall mounted controls and overhead rainfall shower. Work surface with marble work surface and vanity unit with wash hand basin and mixer tap. Concealed cistern wc. Ladder style towel radiator. Double glazed window. Extractor fan. Inset ceiling spotlighting.

Bedroom Two

3.56m x 3.25m (11'8 x 10'8)

Double glazed window overlooking rear garden and with views of the Gallops. Feature radiator. Inset ceiling spotlighting. Two built in single bed frames with LED lighting and fixed shelving unit between.

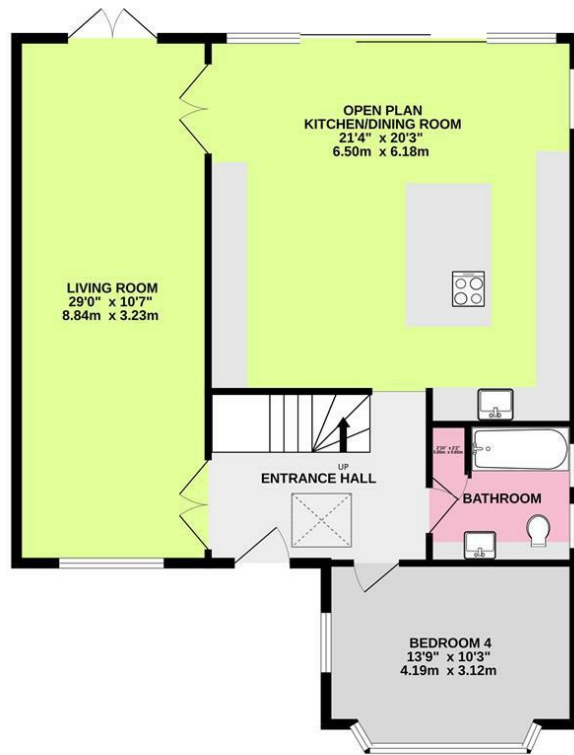
Bedroom Three

3.28m x 2.54m (10'9 x 8'4)

Double glazed velux window. Recessed half height wardrobe storage.

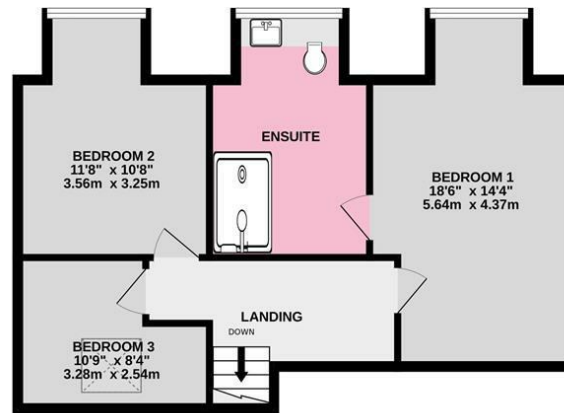


GROUND FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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