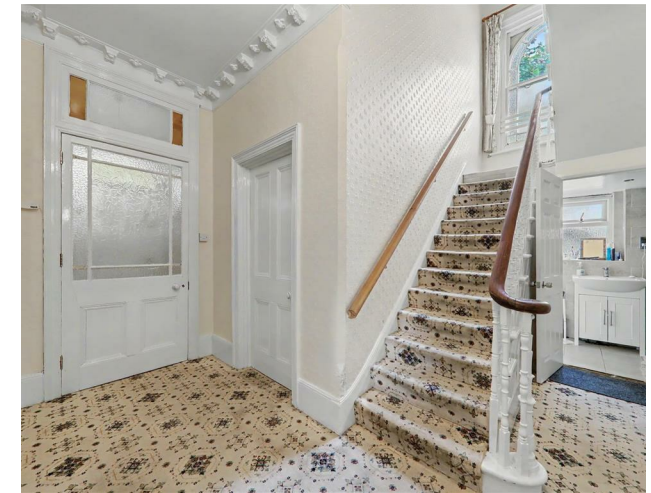




Celia House 30 Chesswood Road, Worthing, BN11 2AD

Asking Price £850,000

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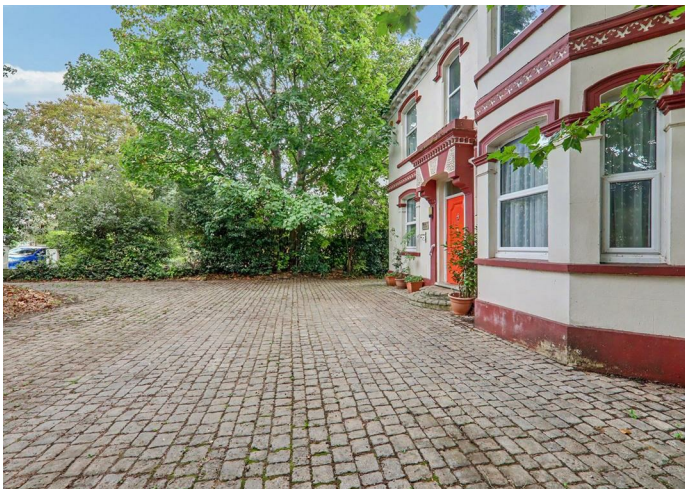


Detached double bay fronted period house offering versatile accommodation and standing on a good size plot of just over quarter an acre, situated in this popular area close to the Town centre and mainline railway station. Presently arranged as five/seven bedrooms with two reception rooms, sun loggia, kitchen, large cellar, bathroom with separate wc and ground floor shower room/wc. Although benefitting from gas fired central heating and double glazed windows the property is now in need of updating and offers great versatility to rearrange the accommodation to suit and even extend.

Externally the property stands on a good size secluded plot which is set well back from the road with a walled front garden and featuring a large walled South rear garden. The driveway at the front provides plenty of parking for several vehicles.

- Detached
- 5/7 Bedrooms
- 2/4 Reception rooms
- Quater of a acre plot
- Large south facing
- Parking for several vehicles
- Close to town centre
- Large cellar





Front door leading to:

Entrance vestibule

Corniced ceiling. Part glazed door to:

Entrance Hall

Cornice ceiling. Radiator.

Ground floor Shower room/wc

Tiled walls and floor. Walk in shower with glazed shower screen. Chrome overhead shower. Vanity unit with wash hand basin. Close coupled wc. Double glazed window. Door with steps leading down to :

Cellar

8.99m x 5.03m (29'6 x 16'6)

Power and light. Partitioned into room areas one of which is a UTILITY ROOM: space and plumbing for washing machine . Wall mounted 'Vallient' gas fired boiler for central heating and hot water. The cellar is also approached by a door from the rear garden.

Bedroom six

4.62m x 3.96m (15'2 x 13')

Double aspect with double glazed window. Radiator. Picture rail. Two radiators. Vanity unit with wash hand basin.

Bedroom seven

3.45m x 3.45m (11'4 x 11'4)

Double glazed window. Radiator. Cornice ceiling. Picture rail.

Lounge

5.84m x 4.11m (19'2 x 13'6)

Fireplace. Radiator. Double glazed window and door leading out to:

Sun loggia

4.57m max x 2.90m (15' max x 9'6)

Double glazed windows and double glazed door with steps leading down and out to garden.

Dining room

5.31m x 2.87m (17'5 x 9'5)

Fitted storage cupboards into alcove. Double glazed window. Radiator.

Kitchen

3.84m x 2.87m (12'7 x 9'5)

Part tiled. Double aspect with double glazed windows. Comprising of roll top work surfaces with inset one and a half bowl single drainer sink unit . Mixer tap. Base units with matching wall units. Space for cooker with chimney style extractor above. Space for tall fridge/freezer. Part glazed door to garden.

stairs from entrance hall leading up:

First floor landing

The stairs have a half landing with feature arched window, continuing up to first floor landing. Cornice ceiling. Shelved linen cupboard housing lagged hot water cylinder with immersion.

Separate WC

Low level wc. Double glazed window.

Bedroom one

5.87m x 4.17m (19'3 x 13'8)

Built in wardrobe. Radiator. Double glazed window. Cornice ceiling.

Bedroom two

4.67m x 4.11m (15'4 x 13'6)

Double aspect with double glazed window. Radiator. Corniced ceiling.

Bedroom three

3.45m x 3.43m (11'4 x 11'3)

Double glazed window. Radiator.

Bedroom four

3.58m into alcove x 4.09m into recess (11'9 into alcove x 13'5 into recess)

Bulkhead storage cupboard. Double glazed window. Radiator. Door leading into:

Bedroom five

3.84m x 2.87m (12'7 x 9'5)

Double aspect double glazed windows. Vanity unit with wash hand basin. Radiator.

Bathroom/wc

Fully tiled. Suite comprising panelled bathe with electric shower over. Vanity unit with wash hand basin. Radiator. Double glazed window.

Outside**Private drive**

Also encompassing most of the front garden to provide off road parking for several vehicles

Walled front garden

Mature borders with bushes and trees. Side access, one with double wooden gates leading through to:

Walled South facing rear garden

One of the features of the property is the large South facing rear garden. Secluded and walled on three sides. Mostly laid to lawn with pond. Large paved areas. Outside tap.

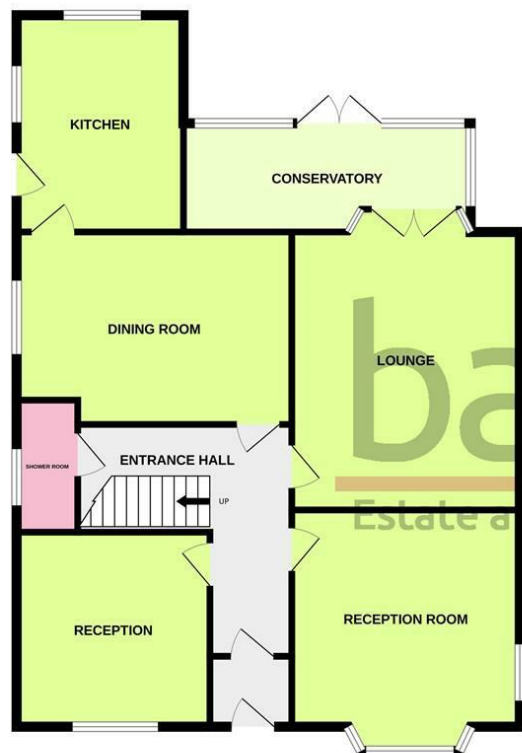
Required Information

Council tax band: G

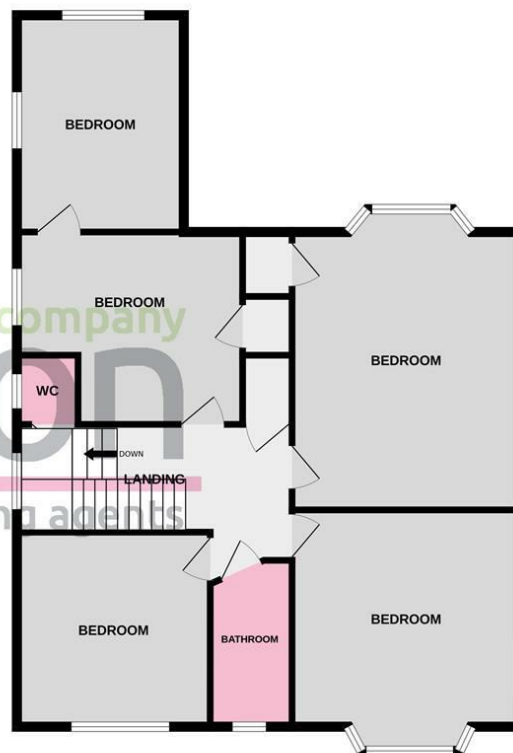
Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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