



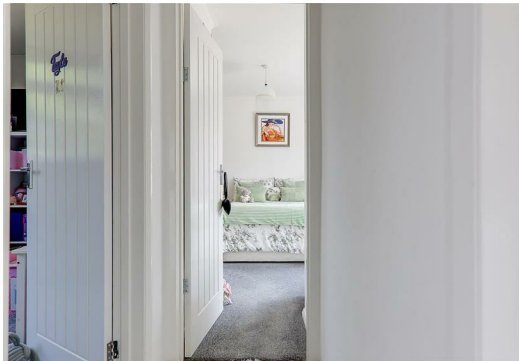
1 Goodwood Road, Worthing, BN13 2RU
Offers In Excess Of £599,500

bacon and company
Estate and letting agents



Deceptively spacious four bedroom detached chalet home situated on the favoured borders of Offington with easy access for the A27 & A24. This individual property offers versatile accommodation and briefly comprises: Spacious entrance hall, ground floor cloakroom/shower room, three reception rooms, stunning contemporary 22' kitchen /breakfast room, four bedrooms and luxury bathroom/wc. The property benefits from gas fired central heating and double glazing. Externally there is ample parking provided by gravelled areas and a private drive. Double 6ft wooden gates leading to a further drive/hardstanding to the side of the property. There are two former garages which could easily be reinstated, one is currently used as a storage room and the other is used as hobbies room/office and subject to planning has potential to create an annexe. The rear garden is lawned and secluded with mature shrubs and bushes.

- Detached Chalet House
- 4 Bedrooms
- 3 Reception Rooms
- 22ft Kitchen/Breakfast Rm
- Private Driveway
- Luxury Bathroom
- Spacious Entrance
- Offington Borders



Solid front door leading into:

Spacious entrance hall

3.96m x 4.27m max narrowing to 2.13m (13'2 x 14'2 max narrowing to 7'3)

Radiator. Double glazed window. Additional double glazed side door giving side access. Tiled floor.

Ground floor shower room/wc

Fully tiled walls and tiled floor. Walk in shower cubicle with glazed shower door and chrome shower. Low level wc. Vanity unit with wash and basin and cupboard below. Recessed mirror with lighting. Chrome towel. Double glazed window.

Bedroom 4

3.66m x 3.35m (12'2 x 11')

Double glazed window. Radiator.

Dining room

3.96m x 2.44m (13'8 x 8'5)

Double glazed window. Radiator. Mahogany wood block flooring. This is a through room leading to:

Lounge

5.79m x 3.35m (19'x 11'6)

Triple aspect with double glazed windows. Two radiators. Mahogany wood block flooring. Double glazed French doors to garden.

Family room

3.66m x 3.05m (12'4 x 10'9)

Storage cupboards one of which houses

'Worcester' gas fired boiler and one which houses water tank. Recessed ceiling spotlighting. This room leads through to:

Kitchen/breakfast room

6.71m'2.74m max x 5.18m'2.74m max (22'9 max x 17'9 max)

Contemporary fitted modern kitchen comprising of work surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Excellent range of base units comprising cupboards and drawers also incorporating breakfast bar. Fitted five ring gas hob with stainless steel chimney style extractor cooker hood over. Fitted double oven. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Recessed ceiling spotlights. Double glazed windows and double glazed door leading to sideways.

First floor landing

Access to loft space.

Bedroom 1

3.35m x 3.35m (11'7 x 11'4)

Recessed double fitted wardrobe. Double glazed window. Radiator.

Bedroom 2

4.27m x 2.74m (14'7 x 9'5)

Double aspect with double glazed windows. Recessed triple fitted wardrobes. Eaves storage space. Radiator.

Bedroom 3

3.96m max x 2.44m (13'6 max x 8'5)

Double glazed window. Radiator.

Luxury bathroom

3.66m x 2.13m (12'3 x 7'2)

Fully tiled. White suite comprising tiled enclosed bath. Double width walking in shower with oversize chrome showerhead. Close coupled wc. Vanity unit with wash hand basin having cupboards and drawers under. Vertical chrome radiator. Double glazed window. Recessed ceiling spotlights.

Private driveway and parking areas

There is ample parking provided by gravelled areas and a private drive. Double 6ft wooden gates leading to a further drive/hardstanding to the side of the property.

Garages

There are two former garages which could easily be reinstated. One is currently used as a storage room. The other garage is used as hobbies room/office and subject to planning has potential to create an annexe.

Rear garden

The rear garden is lawned and secluded with mature shrubs and bushes.

Required Information

Council tax band: F

Draft version: 1

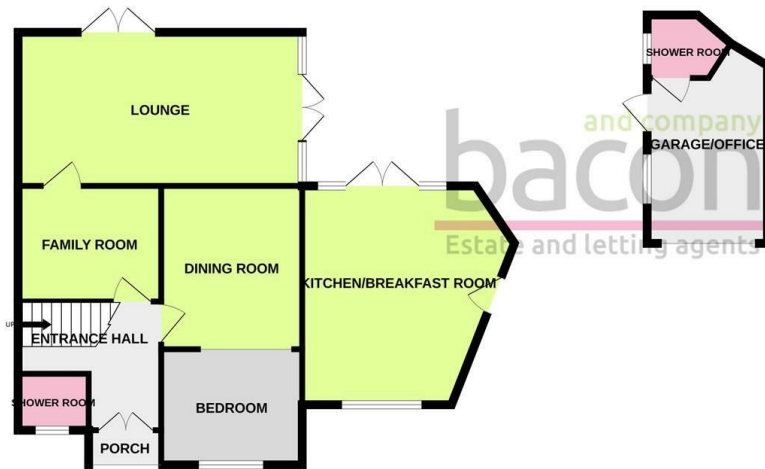
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



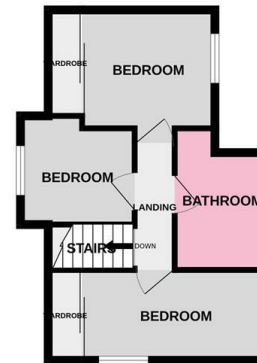




GROUND FLOOR



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		79
(55-68) D	56	
(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 confirm their condition or working order.

