



5 Gladiolus Grove, Worthing, BN13 3GU
Guide Price £585,000



We are delighted to present this exceptional detached home, finished to a high standard throughout and offering generous living space ideal for modern family life. On the ground floor the accommodation begins with a welcoming entrance hallway leading to a contemporary open-plan kitchen/diner, complete with a fully fitted kitchen suite. There is also a separate utility room, a spacious living room, and a convenient downstairs cloakroom. The first floor you will find four well-proportioned bedrooms, including a master suite featuring a private en-suite bathroom. A stylish family bathroom serves the remaining bedrooms. A standout feature of this home is the professionally converted loft, transformed into a luxurious cinema room with a fully fitted bar—perfect for entertaining or relaxing in style. Externally, the property boasts beautifully landscaped gardens to both front and rear, a private driveway offering ample off-street parking, and access to a detached garage.

- Detached House
- Four Bedrooms
- Beautifully Landscaped Gardens
- Two Bathrooms
- Detached Garage
- Private Driveway
- Cinema Room with Bar
- Utility Room





Entrance Hall

Tiled flooring throughout. Radiator. Under stair cupboard.

Living Room

6 x 3.4 (19'8" x 11'1")

Carpeted throughout. Double glazed window. Two radiators. Log burner. Double glazed Bi-Fold doors leading onto Rear garden.

Kitchen/Diner

6 x 3.5 (19'8" x 11'5")

A modern contemporary kitchen suite briefly comprising; a range of matching wall and base units. Composite worktops. Inset sink with drainer. Four ring gas hob with extractor fan above. Integrated appliances including dishwasher. Fridge/Freezer. Wine cooler. Tiled flooring throughout. Spotlights. Three double glazed windows.

Utility Room

Tiled flooring throughout. Radiator. Space for washing machine/Tumble dryer. Cupboard housing combination boiler. Door providing access to private driveway and garage.

Cloakroom

Tiled flooring throughout. Low level Wc. Corner wash hand basin. Radiator. Spotlights.

Stairs to;



First Floor landing

Carpeted throughout. Radiator. Spotlights. Door providing access to large storage cupboard.

Master Bedroom

3.4 x 3.4 (11'1" x 11'1")

Carpeted throughout. Radiator. Double glazed window. Door providing access to;

En-Suite

Tiled flooring throughout. Part tiled walls. Low level Wc with matching wash hand basin. Shower cubicle with glass sliding door. Spotlights. Wall mounted heated towel rail.

Bedroom Two

3.5 x 3 (11'5" x 9'10")

Carpeted throughout. Radiator. Double Glazed window.

Bedroom Three

3 x 2.8 (9'10" x 9'2")

Carpeted throughout. Radiator. Two double glazed window.

Bedroom Four

3 x 2.5 (9'10" x 8'2")

Carpeted throughout. Radiator. Double glazed window. Double glazed window.



Family Bathroom

Tiled flooring throughout. Part tiled walls. Panelled bath with inset waterfall shower attachment above. Low level Wc with matching wash hand basin. Spotlights. Wall mounted heater towel rail.

Stairs leading to;

Cinema/Loft Room

Carpeted throughout. Three velux windows. Spotlights. Two radiators. Access to eaves storage. Built in bar area with power and lighting

Outside:

Rear Garden

Raised decking area. Large artificial grass area. A range of raised beddings. Brick built BBQ. Access to side access leading to private driveway and Garage

Front Garden

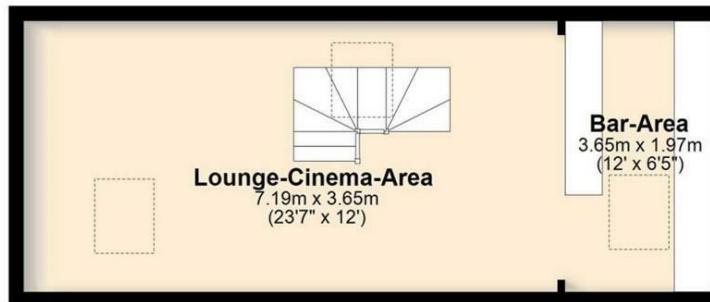
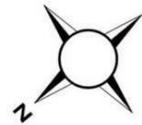
Wrap around lawned areas with Cotswold stone surround. Access to private driveway for multiple cars.

Private Garage

Access via up and over door. Power and lighting. Boarded storage area.



Total area: approx. 145.1 sq. metres (1561.6 sq. feet)

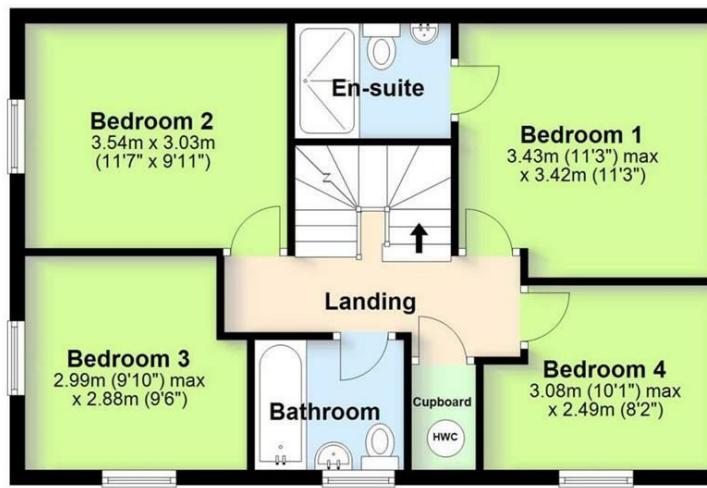


Second Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



First Floor

and company
bacon
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A	94	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk