



Clifton Arundel Road, Worthing, BN13 3ES  
Asking Price £575,000

and company  
**bacon**  
Estate and letting agents



Deceptively spacious four bedroom detached chalet standing on a stunning quarter of an acre plot. The property has undergone a contemporary refurbishment and briefly the accommodation comprises of: entrance hall, stunning 30ft living room/ kitchen, utility room, four bedrooms and two bathrooms. Externally there is a private gravelled driveway to the front of the property providing off road parking for 3/4 vehicles. Undoubtably the feature of this particular property is the 150' x 56' south facing rear garden. Although of good size has been landscaped for ease of maintenance.

- Detached Chalet Residence
- Standing On Quarter Of an Acre
- South Facing Aspect
- Four Bedrooms
- 30ft Living Room / Kitchen
- Two Bathrooms
- Parking for Three/ Four Vehicles
- Potential Development Plot





Double glazed composite front door leading into:

#### **ENTRANCE HALL**

Radiator. Double glazed window.

#### **BEDROOM 4 / STUDY**

2.64m x 2.31m (8'8 x 7'7)

Radiator. Double glazed window. Cupboard housing metres.

#### **BEDROOM 3**

3.96m x 2.62m (13 x 8'7)

Radiator. Double glazed window.

#### **LIVING AREA / KITCHEN**

9.32m x 3.68m (30'7 x 12'1)

KITCHEN AREA: comprising of roll top work surfaces with inset stainless steel single drainer sink unit with mixer taps. Range of base units with integrated dishwasher and fridge freezer. Fitted double oven. Central island breakfast bar with cupboards under. Fitted four ring gas hob. Extractor fan. Radiator. Double glazed windows. Recess ceiling spotlighting. Oak flooring opening to: LIVING AREA: double glazed window. Radiator. Recess ceiling spotlighting. Double glazed sliding patio doors leading out to garden.



#### **UTILITY ROOM / INNER HALL**

6.55m running full length (21'6 running full length)

Roll top work surface with inset single drainer stainless steel sink unit with mixer tap. Cupboards under with space and plumbing for washing machine. Wall units. Double glazed window. Double glazed either end giving access to rear and front of property. Tiled floor. Radiator.

#### **SHOWER ROOM / WC**

Modern white suite comprising of walk in fully tiled double shower with chrome overhead shower unit. Pedestal wash hand basin. Close couple W/C. Vertical chrome radiator/towel rail. Tiled floor. Double glazed window. Further storage cupboard housing gas fired boiler hot water tank.

Stairs from entrance hall leading to:

#### **FIRST FLOOR LANDING**

Velux double glazed window.

#### **BEDROOM 1**

4.62m x 3.89m (15'2 x 12'9)

Radiator. Eaves storage cupboard. Double glazed window and double glazed door with Juliet balcony having delightful views across Worthing with sea glimpse.



#### **BEDROOM 2**

4.65m x 3.15m (15'3 x 10'4)

L-shaped room. Fitted wardrobe. Eaves storage cupboard. Double glazed window and double glazed door with Juliet balcony having delightful views across Worthing with sea glimpse.

#### **BATHROOM W/C**

2.67m x 2.29m (8'9 x 7'6)

Modern white suite comprising of "P" shaped bath with mixer taps and independent chrome shower. Pedestal wash hand basin. Close couple wc. Tiled floor. Radiator. Recessed ceiling spotlighting. Double glazed window having delightful views across Worthing with sea glimpse.

#### **OUTSIDE**

##### **PRIVATE DRIVE**

The front garden has been gravelled to provide private drive for 3/4 vehicles. Wooden side gate leading to:

##### **STUNNING 150ft SOUTH FACING REAR GARDEN**

Undoubtedly one of the features of the property is the 150ft x 56ft south facing rear garden. Although of good size has been landscaped for ease of maintenance. The majority laid to lawn with gravelled areas. Trees and bushes. Decked area. Timber garden shed. Further storage shed.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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