



35 Sunningdale Road, Worthing, BN13 2NG

Asking Price £499,500

and company  
**bacon**  
Estate and letting agents





We are pleased to offer for sale this 3/4 bedroom detached Chalet home in the quiet favoured area of Salvington, close to local shops, schools, doctors and bus routes. The accommodation features double aspect lounge, dining room/bedroom four, modern fitted double aspect kitchen, downstairs cloakroom, bathroom/WC. Outside there is a feature secluded rear garden, front garden, driveway for 2/3 cars and double garage. Further features include double glazing and gas heating. Viewing is highly recommended to appreciate the versatile accommodation.

- Detached House
- Three Double Bedrooms
- Double Garage
- Private Driveway
- Corner Plot
- Kitchen/Breakfast Room
- Large Rear Garden
- Viewing Highly Recommended









### Entrance Hall

Radiator. Under stairs meter cupboard.

### Living Room

4.3m x 3.6m (14'1" x 11'9")

### Dining Room

4.10m x 3.60m (13'5" x 11'9")

Double glazed window, radiator, coved and flat ceiling.

### Bedroom Three

3.4 x 3.1 (11'1" x 10'2")

Double glazed window, radiator, coved and flat ceiling.

### Kitchen /Breakfast

4.8 x 3.2 (15'8" x 10'5")

Excellent range of units comprising inset 1 1/2 bowl sink unit with mixer tap and cupboards under, integrated dishwasher and washing machine, worktop surface with excellent range of cupboards and drawers under and cupboards over, hob with extractor over, wine rack, fitted Bosch oven with fitted cupboard over and under, space for tall fridge/freezer, radiator, wood



effect style flooring, double glazed windows, one overlooking the rear garden, part tiled walls, flat ceiling.

### Cloakroom

With low level WC, wash hand basin.

### Stairs Leading to;

### First Floor Landing

Double aspect with double glazed windows, radiator, coved and flat ceiling.

### Bedroom One

4 x 3.5 (13'1" x 11'5")

Double glazed window overlooking the rear garden with views over Worthing towards The Downs, built-in eaves style cupboard, hatch to roof space, radiator, flat ceiling.

### Bedroom Two

4.2 x 3.2 (13'9" x 10'5")

Double glazed South facing bay window, excellent



range of full length fitted wardrobes, radiator, flat ceiling.

### Bathroom

White suite comprising bath with fitted shower attachment, shower curtain and rail, pedestal wash hand basin, low level WC, heated towel rail, frosted double glazed window, fitted cupboard with shelving, flat ceiling and part tiled walls.

### Outside

### Private Driveway

Allowing off road parking for 2/3 cars.

### Detached Double Garage

5.03m x 4.93m (16'6" x 16'2")

With two up and over doors, power and light.

### Private Rear Garden

The rear garden is a particular feature of the property, offering a high degree of seclusion, the garden is half lawned and half paved, greenhouse, garden shed, to the side is a large paved covered sun patio which is ideal for storage, outside water tap, gate giving access to the side and front of the property.



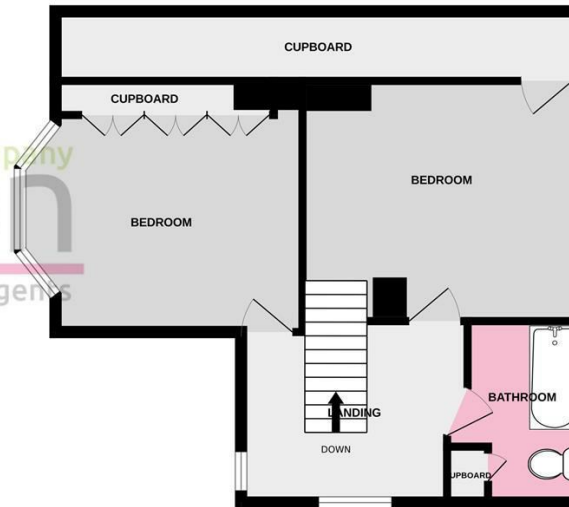




GROUND FLOOR



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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 confirm their condition or working order.

