



Ardale Close, Worthing



Asking Price
£575,000
Freehold

- Mock-Tudor Semi-Detached House
- Four Bedrooms
- Modern Kitchen
- Garage
- EPC Rating - TBC
- South-Westerly-Facing Garden
- Downstairs WC
- Spacious Dining Room
- Off-Road Parking
- Council Tax Band - D

We are delighted to offer to the market this mock-Tudor semi-detached house situated in a small, intimate cul-de-sac. The convenient West Worthing location offers easy access to local shops, parks, bus routes and the mainline station. Situated south of the railway line and less than a 10 minute walk to the beach, it also has a prime location for schools being in the West Park catchment area. The property benefits from a modern kitchen/breakfast room, dining room, a bay-fronted lounge, and a downstairs WC. On the first floor, there are four bedrooms with plenty of storage areas and a family bathroom. Other benefits include off-road parking, a garage, and a low maintenance south-westerly-facing wraparound garden.

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Accommodation

Original front door opening into

Entrance Vestibule

Two double glazed leaded light windows to both side aspects. Tiled floor. Hanging space. Panel glazed door opening into:

Entrance Hallway

Attractive stripped wood floorboards. Radiator. Stairs leading up with an under stairs storage cupboard. Seating area. Original picture rail. Skimmed ceiling.

Ground Floor WC

Frosted double glazed window to front aspect. Wall mounted wash hand basin with chrome mixer tap. Tiled splashback. Low level flush WC. Radiator. Spotlights. Skimmed ceilings.

Lounge 14'0" x 12'11" (4.29 x 3.96)

Double glazed leaded light bay window to front aspect with enclosed shutters. Stripped wooden floorboards. Feature fire place with wooden surround and tiled hearth. Wall mounted TV point. Radiator. Original picture rail. Skimmed ceilings.

Kitchen/Diner/Family Room 23'3" x 16'7" (7.10 x 5.06)

Double glazed window to rear over looking the garden. Double butler sink inset to solid wood work surface with chrome mixer tap. Matching range of shaker style wall and base units. Space for Smeg oven and five ring induction hob with integrated extractor hood above. Integrated Bosch dishwasher and Bosch washing machine. Space for American style fridge/freezer. Integrated wine cooler. Extended breakfast bar with space for four stools. Built in Lada style cupboard with matching wall and base units. Double glazed door leading out to the garden. Beautiful fire place with wood burner. Built in entertainment station with wall mounted TV point and cupboards below with shelving. Further built in work station with desk and storage. Space for formal dining table and chairs. Radiator. Double glazed bi-folding doors opening out onto the garden.

First Floor Landing

Two double glazed leaded light windows to front and side aspect with feature enclosed shutters. Built in storage cupboard with shelving. Picture rail. Loft hatch.

Bedroom One 15'5" x 11'11" (4.71 x 3.65)

Double glazed window to rear with feature enclosed shutters. Radiator. Wall mounted TV point. Range of fitted wardrobes with hanging space and shelving. Skimmed ceiling.

Bedroom Two 12'6" x 8'8" (3.83 x 2.66)

Double glazed window to rear with feature enclosed shutters. Radiator. Space for wardrobes and chest of draws. TV point. Skimmed ceiling.

Bedroom Three 11'3" x 6'6" (3.45 x 2.00)

Double glazed leaded light window to front with feature enclosed shutters. Radiator. TV point. Space for wardrobes. Picture rail. Skimmed ceiling.

Bedroom Four 7'6" x 7'5" (2.30 x 2.28)

Double glazed leaded light window to side aspect with feature enclosed shutters. Radiator. Range of fitted wardrobes with hanging space and shelving. Picture rail. Skimmed ceiling.

Bathroom

Double glazed frosted leaded light window to front aspect. Panel enclosed bath with shower over and screen. Chrome mixer taps and further shower attachment. Wash hand basin inset to vanity unit. Low level flush WC. Victorian style radiator with towel rail. Part tiled walls. Skimmed ceiling. Spotlights.

Rear Garden

With the rear garden being south-westerly-facing and wrapping around the side of the property, you are able to enjoy the sun all day on the beautiful sand stone patio creating the ideal space to entertain. The garden is entirely enclosed and being laid to an attractive astro it is the perfect garden. It also benefits from having side access, access into the garage, a log store and two outside double power points.

Garage

Up and over door. Power and light. Side door into garden.

Front Garden

Laid to patio. Off-road parking for multiple vehicles. Ohme car charging point for EV's. Double power point.

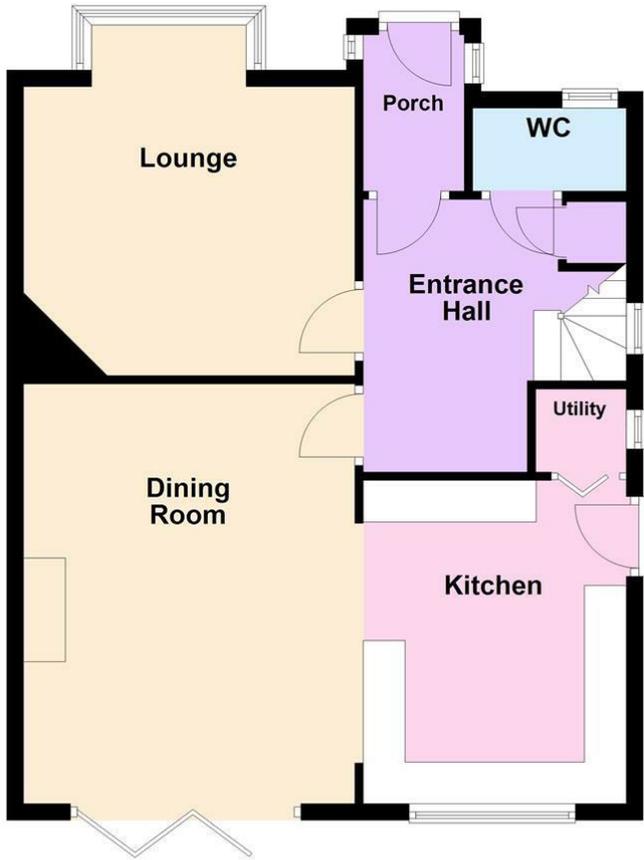




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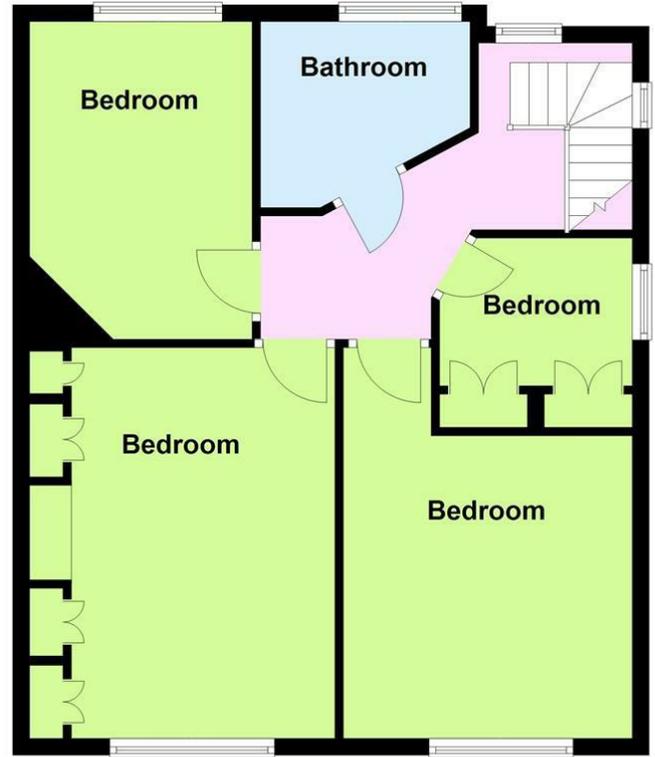
Ground Floor

Approx. 63.7 sq. metres (686.2 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



Total area: approx. 125.4 sq. metres (1349.6 sq. feet)

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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