



17 Bernard Road

Worthing

An impressive and deceptively spacious three bedroom detached chalet bungalow located a few hundred yards from West Worthing Seafront. This home offers versatile accommodation briefly comprising, entrance porch, hall, living room, 20ft open plan kitchen/dining room, ground floor bedroom, shower room and Wc. To the first floor there is a 21ft main bedroom with ensuite shower room and further double bedroom. Externally there is a well maintained West aspect rear garden, private driveway and integral garage. Benefits include gas central heating and double glazing. Available chain free.

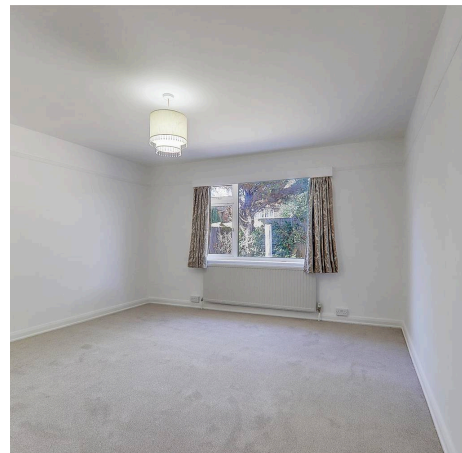
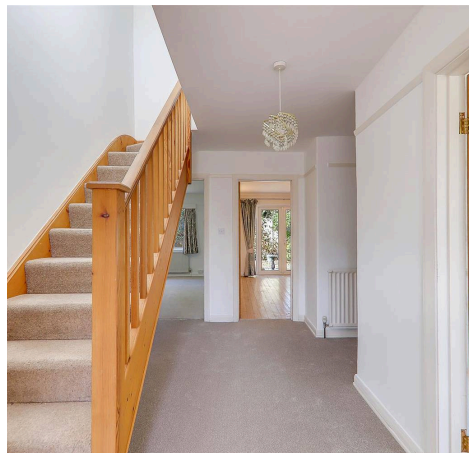
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ensuite & GF Shower Rm
- Three Double Bedrooms
- Detached Chalet Bungalow
- Spacious & Versatile Accommodation
- West Worthing
- Close to Beach
- 20ft Kitchen/Diner with Island
- West Aspect Rear Garden



Entrance

Double glazed leaded light door with windows either side opening to;

Porch

Front door with windows either side.

Hall

Exposed varnished floorboards. Staircase rising to the first floor. Utility cupboard housing washing machine and slatted shelf above. Cloaks cupboard with hanging rail and low shelving. Storage cupboard with two shelves. Radiator. Central heating thermostat. Door to integral garage. Picture rail.

Living Room

Dimensions: 5.13m x 4.80m (16'10" x 15'9"). Exposed varnished floorboards. Double glazed leaded light bay window. Two radiators. Fireplace surround with free standing electric fire. Dado rail.

Kitchen / Dining Room

Dimensions: 6.40 x 4.62 max (20'11" x 15'1" max). A true feature of this home comprising of an excellent range of work surfaces with a large central island. Inset one and a half bowl sink drainer unit. Fitted wall and base cupboards and drawers. Free standing fridge, freezer, dishwasher and gas cooker all included in the sale. Bespoke window seat fitted into the double glazed bay window which overlooks the West aspect rear garden. Double glazed double doors with windows either side over look and lead to the rear garden. Exposed varnished floorboards. Radiator. Two wall light points. Double glazed stable door to rear and double glazed obscured glass window to side.

Ground Floor Bedroom Two

Dimensions: 3.95 x 4.00 (12'11" x 13'1"). Double glazed Westerly aspect window. Radiator.



Shower Room

Dimensions: 1.69 x 1.79 (5'6" x 5'10"). Walk in shower with glass screen, shower on rail and concealed controls. Modern vanity wash basin with cupboard and drawers under. Wall mounted mirrored vanity cupboard. Double glazed obscured glass window. Wall mounted towel radiator. Tiled walls. Tiled effect vinyl floor.

Cloakroom/Wc

Low level flush Wc. Double glazed obscure glass window.

First Floor Landing

Wood effect laminate floor. Velux window.

Bedroom One

Dimensions: 5.32 max x 6.65 max (17'5" max x 21'9" max). Wood effect laminate floor. Velux window. Double glazed Westerly aspect window. Radiator. Eaves access. Loft hatch with pull down ladder to remaining roof space. Door to ensuite.

Ensuite

Dimensions: 2.47x2.55 (8'1"x8'4"). Comprising walk in shower cubicle with glass sliding door, dual shower with additional water jets. Matching twin vanity wash basins with cupboards under. Matching wall mounted vanity mirrors. Wall mounted wash hand basin. Velux window. Wood effect laminate floor. Airing cupboard housing wall mounted Worcester combination boiler.

Bedroom Three

Dimensions: 3.05 x 3.81 (10'0" x 12'5"). Wood effect laminate floor. Double glazed window. Radiator. Part sloped ceiling.



FRONT GARDEN

Part paved with gate to rear garden. Mature planted central flowerbed and border.

REAR GARDEN

Feature central patio reaching across the back of the home leading to side gate giving access to the front. Remainder laid to lawn. Planted mature shrub border with fig tree.

GARAGE

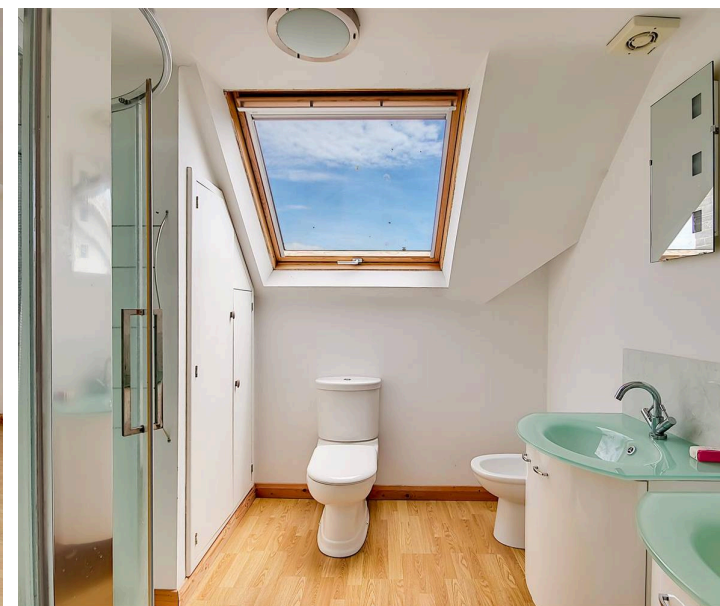
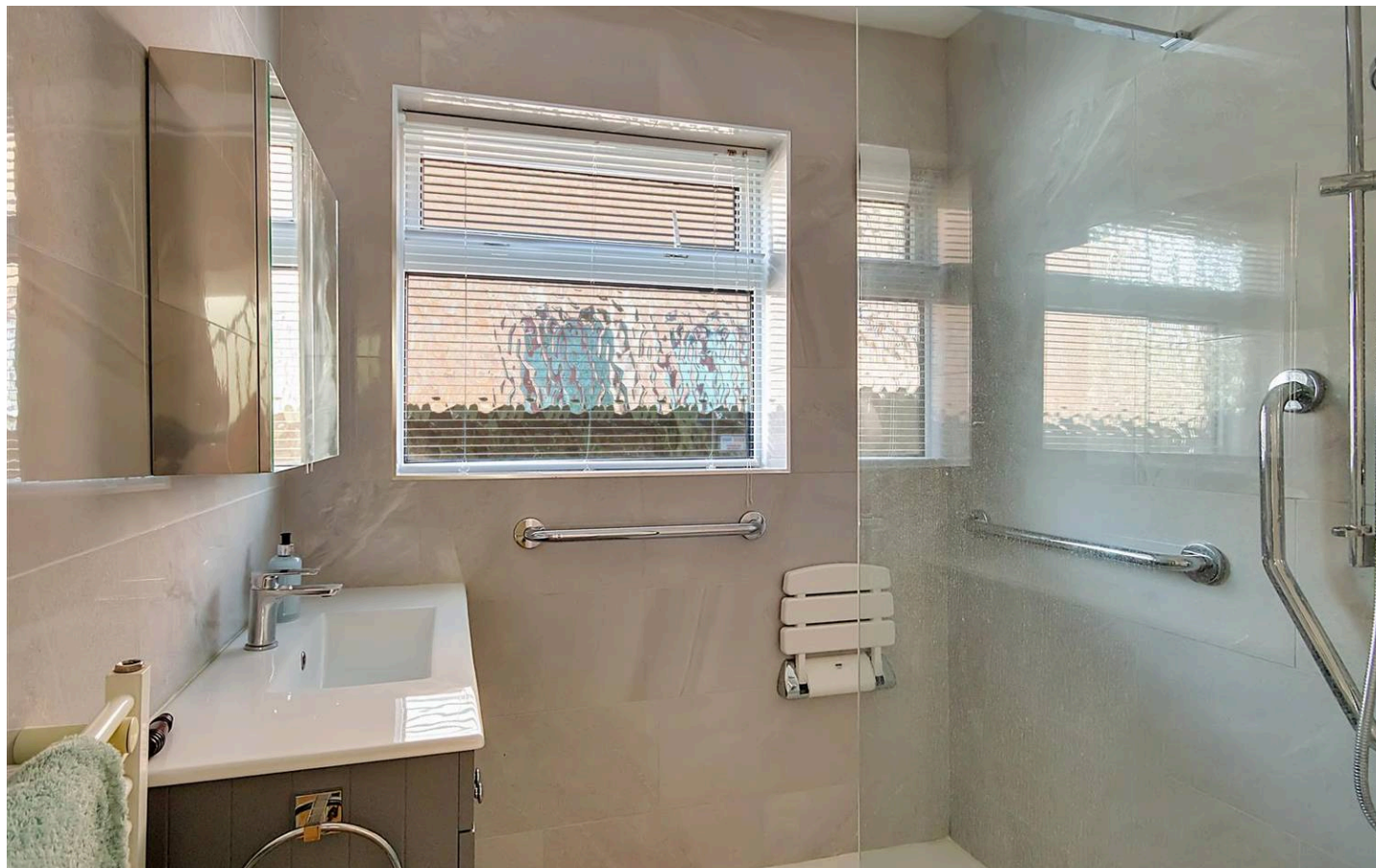
Single Garage

Dimensions: 5.05 x 2.70 (16'6" x 8'10"). Electric up and over door. Double glazed door to side. Wall mounted gas and electric meters. Access hatch to garage roof space.

DRIVEWAY

1 Parking Space

Providing off road parking for several vehicle vehicles and giving access to the garage.





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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