



18 Moorfoot Road, Worthing BN13 2EY
£475,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Chalet Style House
- 3/4 Bedrooms & Study
- Large Conservatory
- No Onward Chain
- G/F Shower Room & F/F Bathroom
- Established Private Garden
- Private Drive to Garage
- Council Tax Band 'C'
- EPC Rating 'D'

A detached chalet style house offering versatile accommodation including a ground floor shower room and first floor bathroom.

In brief the accommodation comprises: - entrance hall, bay fronted lounge, kitchen, conservatory, ground floor fourth bedroom/dining room, study and three first floor bedrooms.

Outside there is a large private drive that provides off road parking for several vehicles and accesses the garage which has an up and over door, power, light and personal door to the rear garden.

The rear garden is well established and has a lawn with surrounding stocked side borders.

The property is in a popular residential area of Worthing and offers an elevated position with views across the town. Moorfoot Road runs between Cleveland Road and Quantock Road and is within a short distance of local shops in Salvington Road.



Ground Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 99.5 sq. metres (1070.6 sq. feet)

First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



ENTRANCE HALL

LOUNGE

14' 6" x 10' 1" (4.42m x 3.07m)

KITCHEN

8' 7" x 7' 7" (2.62m x 2.31m)

CONSERVATORY

17' 6" x 10' (5.33m x 3.05m)

SHOWER ROOM

4TH BEDROOM/DINING ROOM

12' 3" x 10' 1" (3.73m x 3.07m)

STUDY

8' 9" x 4' 10" (2.67m x 1.47m)

BEDROOM 1

12' 6" x 10' 1" (3.81m x 3.07m)

BEDROOM 2

9' 4" x 8' 6" (2.84m x 2.59m)

BEDROOM 3

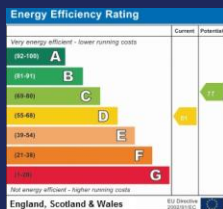
10' 1" x 6' 4" (3.07m x 1.93m)

BATHROOM/WC

EXTENSIVE PRIVATE DRIVE

GARAGE

17' 11" x 8' 11" (5.46m x 2.72m)
max



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