



St Martyn, Arundel Road
Worthing BN13 3ES

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An enlarged and updated detached character house built circa 1930, with a delightful south facing garden.

This attractive home has been extended and sympathetically refurbished in recent years, yet retains much of its original charm and character.

The bright and spacious well-planned accommodation, comprises in brief; a spacious triple aspect living room, large extended family room incorporating kitchen, dining and sitting area, ground floor shower room, 3 bedrooms and refurbished bathroom. Externally there is an enclosed and secluded south facing rear garden and a driveway to the front proving ample off road parking. In total the accommodation extends to 1415sq.ft. The property is tastefully decorated and presents well throughout; particular features include the wonderful bright and spacious family room with vaulted ceiling, south facing sun balcony, large raised timber terrace, gas fired central heating and uPVC double-glazing with leaded lights.

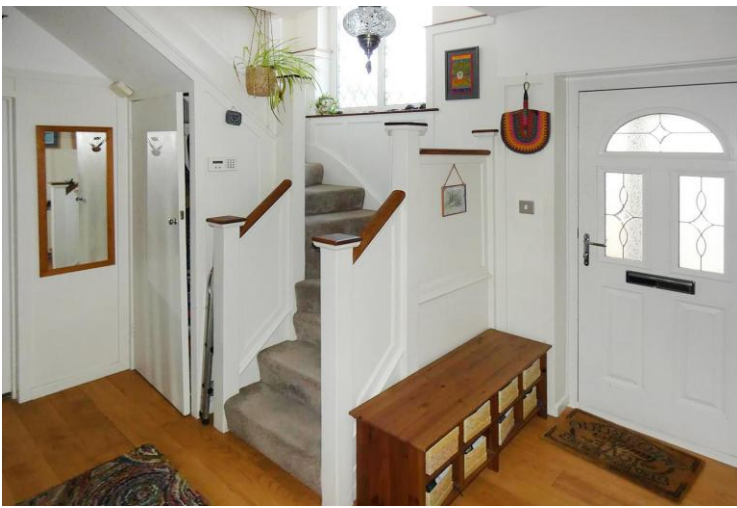
St Martyn is located on the outskirts of Worthing, approximately 3 miles from the town centre. More local shops can be found close by, with Tesco Superstore in Durrington just a mile away and a convenience store can be found directly next door to the house.

Local schools are also nearby as are a wide range of leisure activities, including access to the countryside, with South Downs National Park immediately over the road.

Ideally positioned for the commuter, with easy access to trunk roads, the A27 and A24 provide a direct link to Brighton (13.5 miles), Chichester (18 miles) and Horsham (17 miles). The historic town of Arundel, with castle and cathedral, is just along the road (7 miles).

Price Guide £500,000 - Freehold





Accommodation

The house is approached by an **Entrance Porch**, with inner front door to the **Hallway**, a staircase leads to the first floor, with cupboard under, original feature painted wooden wall panelling and glazed internal doors to the principal reception rooms.

The spacious triple aspect **Lounge/Dining Room**, measures almost 20' in length with feature bay window to the front, side window and set of glazed French doors opening to the terrace and rear garden. A feature cast iron fireplace provides a focal point, with open grate suitable for a solid fuel fire, and original picture rails remain in place.

The bright and spacious **L-shaped Kitchen/Family Room** extends to 22' 11 by 21' and provides excellent versatile space, with a vaulted ceiling and even a small mezzanine floor, with fitted ladder. The **Kitchen Area** is fitted out in dark granite effect worktops with extensive base and wall storage units. There is an inset 1½ bowl acrylic sink unit, Bosch double oven, built in hob with extractor hood over and integral dishwasher, with further space and plumbing for washing machine and large fridge freezer. In the centre of the room is an island/breakfast bar. The remainder of the room provides space for a breakfast table and chairs, and a sitting area, with patio doors opening to the rear garden.

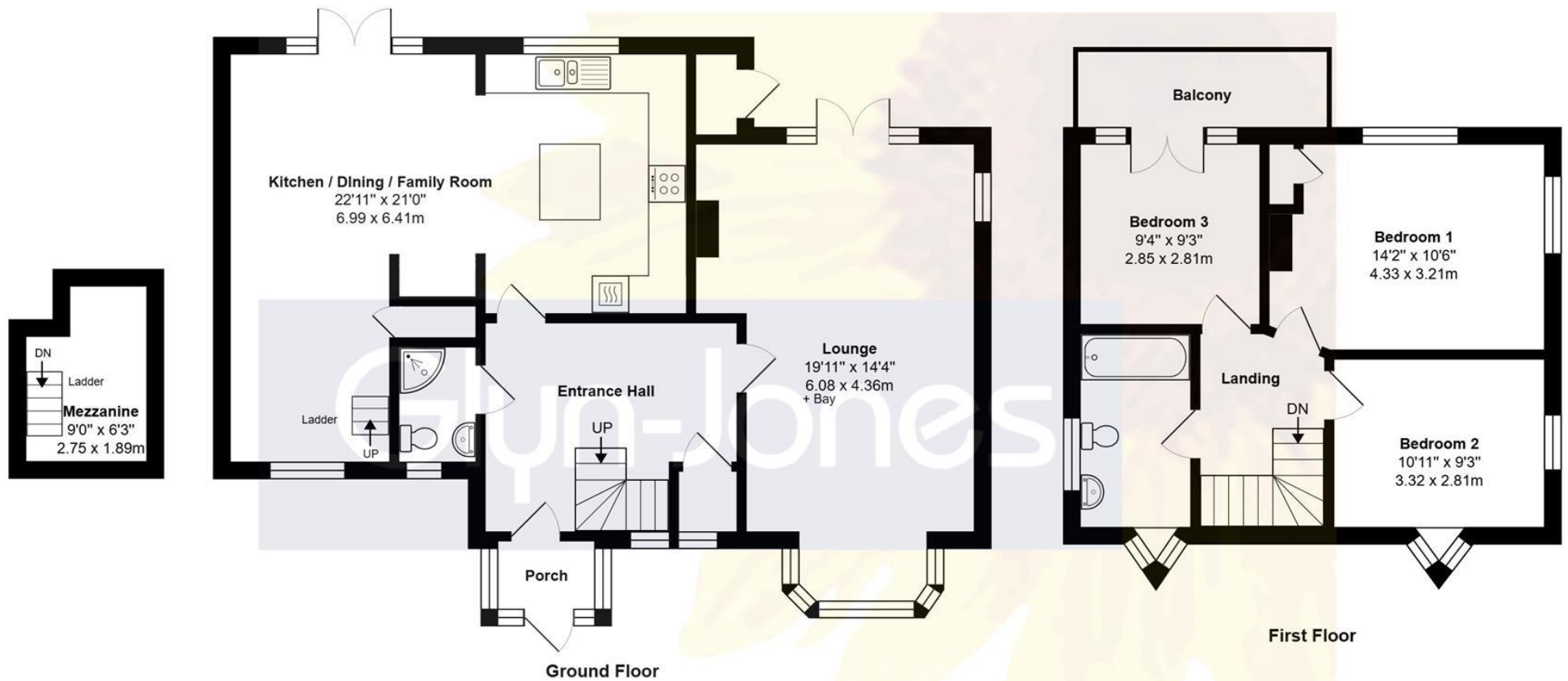
A ground floor **Shower Room / Cloakroom** sits adjacent to the front door with corner shower unit and small wash hand basin.

On the first floor is the landing with access to roof space with fitted loft ladder, and **Three Double Bedrooms** two of which are dual aspect. The main bedroom has built in mirror fronted wardrobes and the third bedroom enjoys a **Sun Balcony** with far reaching views to the south. There is a well-appointed, fully tiled **Bathroom** with spa bath and shower over, vanity unit with wash hand basin and low-level WC.

Outside

The **South Facing Garden** is a particular feature of the house, measuring approx. 50' in width by 40' in depth. All enclosed with timber fencing, garden walling to the rear and large mature conifer hedging to the east, providing a high degree of privacy and seclusion. The garden is mainly laid to lawn with well stocked shrub borders, a feature rockery in the south west corner and full width raised timber terrace adjacent to the house. To the front of the house is a gravel **Driveway** providing off road parking for several vehicles, enclosed by garden wall and conifer hedging.





Total Approx. Floor Area 1415 ft² ... 131.5 m² (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.
Prepared by Jtm 2025

Council Tax Band: E

Energy Performance Rating: E

Agents Note: In accordance with the 1979 Estate Agents Act we advise you that the vendor is related to a Director of Glyn-Jones and Company Limited.

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

