



IAN WATKINS
Estate Agents

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Whylands Close, Worthing, West Sussex, BN13 3HB

EXTENDED TWO BEDROOM BUNGALOW IN POPULAR AREA OF WORTHING

- Two Bedrooms
- 25'1 Lounge Dining Room
- 21'6 Kitchen Breakfast Room
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Feature Brick Driveway
- Viewing Highly Recommended

OFFERS OVER £399,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this extended two bedroom semi-detached bungalow in the popular area of Salvington. The accommodation features an extended 25'1 lounge/dining room, 21'6 extended kitchen/breakfast room, modern fitted bathroom. Other features include double glazing and gas fired central heating and a possibility for further extension into the loft. Outside there is a West facing rear garden with a shaped lawn and decking area and a feature driveway to the front of the property offering parking for up to three cars. Viewing is highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Meter cupboard, radiator with attractive cover, coved and flat ceiling, storage cupboard, hatch to loft space with pull down ladder, partly boarded with lighting, Worcester Bosch combination boiler supplying domestic hot water and central heating.

EXTENDED LOUNGE / DINING ROOM - 7.65m x 4.88m (25' 1" x 16')

LOUNGE AREA

Narrowing slightly in the lounge area, feature wood effect flooring, double glazed windows and double glazed doors giving access to the feature West facing rear garden, wall mounted electric fire, radiator, T.V point, coved and flat ceiling with down lights, glass panelled double doors leading to -

DINING AREA

Radiator, feature wood flooring, feature chimney breast, coved and flat ceiling with down lights.

EXTENDED KITCHEN/BREAKFAST ROOM - 6.55m x 3.3m (21' 6" x 10' 10")

Double aspect with double glazed windows, double glazed double doors leading to the West facing rear garden. The kitchen area has an excellent range of modern fitted units comprising stainless steel one and a half bowl single drainer sink unit with mixer tap and cupboard under, space and plumbing for dishwasher, space and plumbing for washing machine, roll top work surface with cupboards under and cupboards over, fitted range style cooker with stainless steel back and stainless steel extractor over, further roll top work surface with cupboards and drawers under and

cupboards over, tall larder style unit, space for tall fridge/freezer, part tiled walls, coved and flat ceiling with down lights, breakfast area has a radiator, coved and flat ceiling with down lights, feature tiled flooring.

BEDROOM ONE

Double glazed window, excellent range of fitted wardrobes with dressing table and drawers under, radiator with attractive cover, coved and flat ceiling.

BEDROOM TWO - 3.28m x 2.95m (10' 9" x 9' 8")

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

MODERN FITTED BATHROOM

White suite with modern fitted bath with fitted shower attachment and shower screen, pedestal wash hand basin, low level W.C, heated towel rail, frosted double glazed window, tiled walls and tiled floor, flat ceiling with spotlights.

OUTSIDE

REAR GARDEN

West facing and a particular feature of the property offering a good deal of seclusion, laid to shaped lawn with surround borders, raised decked area, summer house, gate giving access to the driveway at the side of the property, outside lights.

FRONT GARDEN

Feature brick inlay driveway with space for up to three cars, lawned area with borders.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.