



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Plantation Way, Worthing, West Sussex, BN13 2AF

A WELL PRESENTED 2 BED SEMI-DET BUNGALOW ON POPULAR OFFINGTON BORDERS

- Two bedrooms
- 17'7" Lounge
- Double aspect kitchen/breakfast rm
- Conservatory
- Modern fitted shower room/WC
- Double glazed & gas heating
- Feature rear garden
- Private brick in-lay driveway

OFFERS OVER £370,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom semi-detached bungalow on Offington borders, close to local shops and bus services. The accommodation features spacious lounge, double aspect kitchen/breakfast room, conservatory, modern fitted shower room/WC. Outside there is a feature rear garden and private brick inlay driveway. Other features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed front door with leaded light stained glass inserts to -

ENTRANCE HALL

With attractive wood effect flooring, radiator, hatch to roof space, airing cupboard with hot water tank and slatted shelving over, coved and textured ceiling.

LOUNGE - 5.37m x 3.22m (17' 7" x 10' 7")

Double glazed West facing window, radiator, fitted electric fire with attractive surround, coved and flat ceiling.

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM - 4.71m x 2.8m (15' 5" x 9' 2")

With an excellent range of modern fitted units comprising 1 1/2 bowl stainless steel sink unit with mixer tap and cupboards under, roll top work surface either side with space for tumble dryer, space and plumbing for washing machine, excellent range of base cupboard units and glass fronted eye units, fitted 5-ring hob with cupboards under and eye level cupboards over, further roll top work surface with drawers under, eye level cupboards over with handy space for microwave, fitted double oven with cupboards over and under, space for tall fridge/freezer with tall larder style unit adjacent, breakfast bar, part tiled walls, coved and flat ceiling with spotlights, double glazed windows and double glazed doors giving access to -

CONSERVATORY - 3.2m x 2.56m (10' 6" x 8' 5")

Wall mounted electric panelled heater, power and light, double glazed windows, double glazed doors giving access to the secluded rear garden.

BEDROOM ONE - 3.67m x 3.21m (12' x 10' 6")

Double glazed window overlooking the feature rear garden, range of fitted mirror fronted wardrobes with hanging rail and shelving, radiator, coved and flat ceiling.

BEDROOM TWO - 3.04m x 2.8m (10' x 9' 2")

Double glazed window, range of fitted wardrobes, coved and textured ceiling, radiator.

MODERN FITTED SHOWER ROOM/WC

Comprising step-in shower cubicle with shower unit, low level WC, wash hand basin with cupboards under, heated towel rail, frosted double glazed window, wooden panelled walls, flat ceiling with spotlights.

OUTSIDE

REAR GARDEN

The rear garden is a particular feature of the property, front area with brick in-lay paved patio, shaped lawned area with many plant, shrubs and trees, garden shed, greenhouse, rear decked patio.



FRONT GARDEN

Partly laid to shingle with with plant and shrub borders.

PRIVATE BRICK INLAY DRIVEWAY LEADING TO THE FRONT DOOR -

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.