

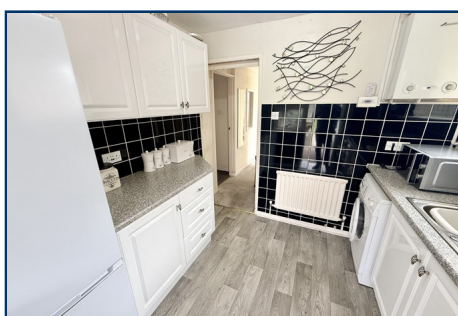


IAN WATKINS
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TWO BED DETACHED BUNGALOW WITH PRIVATE DRIVEWAY IN POPULAR LOCATION

- Two Bedrooms
- 17' Lounge
- Conservatory
- Shower Room
- Double Glazing & GFCH
- Feature Rear Garden
- Private Driveway
- Vacant Possession

£345,000 FREEHOLD

Helping you find your home

*****VACANT POSSESSION *****Ian Watkins Estate Agents are pleased to offer for sale this well-presented two-bedroom detached bungalow, situated in a popular residential area of Worthing. The accommodation comprises a spacious 17' lounge, a dining room/bedroom two, a modern shower room, a good-sized kitchen, and a generous conservatory overlooking the garden.

Outside, the property benefits from a secluded rear garden offering a good degree of privacy, along with a well-maintained front garden. Further features include double glazing, gas-fired central heating, and a private driveway providing off-road parking for at least three vehicles.

Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double-glazed front door to -

ENTRANCE HALL

L-shaped entrance hall with radiator, meter cupboard, hatch to roof space, airing cupboard with hot water tank.

LOUNGE - 5.18m x 3.1m (17' x 10' 2")

Double-glazed South facing bay window, radiator, electric fire with tiled fire surround and wooden mantel, coved and textured ceiling, arch to -

DINING ROOM/BEDROOM TWO - 2.62m x 2.57m (8' 7" x 8' 5")

Originally bedroom two, this versatile space could easily be converted back by reinstating the archway. It benefits from a desirable double aspect, double-glazed windows, a radiator, and a coved, textured ceiling.

BEDROOM ONE - 3.73m x 3.1m (12' 3" x 10' 2")

Double radiator, double-glazed window, textured ceiling.

SHOWER ROOM/WC

Step in shower cubicle with shower unit, tiled walls, pedestal wash hand basin, low level W.C. medicine cabinet, heated towel rail.

KITCHEN - 2.59m x 2.29m (8' 6" x 7' 6")

Range of white fronted units comprising inset one-and-a-half bowl sink unit with mixer tap with cupboards under, electric cooker point with space for cooker, rolled top work surface with space and plumbing for washing machine, further work top with cupboards and drawers under, space for tall fridge/freezer, eye

level cupboards, radiator, part tiled walls, double-glazed window, double-glazed door providing access to -

CONSERVATORY - 4.9m x 2.36m (16' 1" x 7' 9")

Double-glazed windows, single and double french doors to the rear garden, radiator, power and light.

OUTSIDE

REAR GARDEN

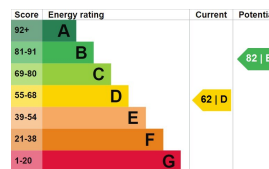
A particular feature of the property offering a good deal of seclusion, predominately laid to lawn with plant, shrub and hedge borders, paved patio area to the front, garden gate providing access to the side and front of the property where there is an outside water tap.

PRIVATE DRIVEWAY

Allowing parking for several cars.

FRONT GARDEN

Lawned with plant and shrub 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.