

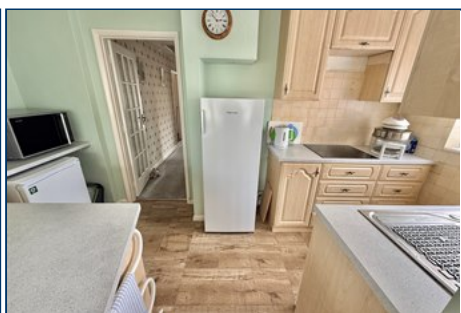


IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Hurley Road, Worthing, West Sussex, BN13 2PB

3 BED DETACHED BUNGALOW WITH NO CHAIN & FEATURE GARDEN

- Three Bedrooms
- 15' South Lounge
- Sun Room & Wet Room
- Double Glazing
- Gas Heating
- Feature Rear Garden
- Drive & Garage
- NO ONGOING CHAIN

£400,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached bungalow in the popular location of Salvington, within walking distance of the local shops, doctors surgery, bus services, library and primary school. The accommodation features South facing lounge, kitchen, sun room, three bedrooms, wet room and cloakroom. Outside is a feature rear garden, private driveway and a garage. Further features include gas heating, double glazing and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

DOUBLE GLAZED DOOR TO -

ENTRANCE PORCH

With double glazed windows, double glazed door to -

ENTRANCE HALL

Textured ceiling, hatch to roof space with pull down ladder.

LOUNGE - 4.57m x 3.12m (15' x 10' 3")

Double glazed South facing window, wooden fire surround with marble insert and hearth, TV point, coved and textured ceiling, radiator.

KITCHEN - 4.29m x 1.93m (14' 1" x 6' 4")

Comprises inset single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for washing machine, work top surface adjacent with cupboard and drawers under, fitted 4-ring hob, eye level cupboards over, further roll top work surface with cupboards under and eye level cupboards over, space for tall fridge/freezer, opening to -



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

Double glazed windows, radiator, double glazed door leading to the feature rear garden.

BEDROOM ONE - 4.01m x 3.1m (13' 2" x 10' 2")

Double glazed window overlooking the rear garden, radiator, range of fitted wardrobes, textured ceiling.

BEDROOM TWO - 2.69m x 2.34m (8' 10" x 7' 8")

Double glazed window, radiator, textured ceiling.

BEDROOM THREE - 2.62m x 2.34m (8' 7" x 7' 8")

Double aspect with double glazed windows, radiator, textured ceiling.

WET ROOM

With fitted electric shower, shower curtain and rail, wash hand basin, radiator, fully tiled walls, frosted double glazed window, textured ceiling.

SEPARATE CLOAKROOM

With low level suite, wash hand basin, frosted double glazed window, textured ceiling.

OUTSIDE

FEATURE REAR GARDEN

With a large lawned area with Summer House, paved patio area, personal door to the garage, two garden sheds, access via a garden gate to the front of the property.

BRICK INLAY PRIVATE DRIVEWAY LEADING TO -

Providing off road parking for several cars.

GARAGE

With up and over door. Personal door to rear garden.

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

Double glazed windows, radiator, double glazed door leading to the feature rear garden.

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.