

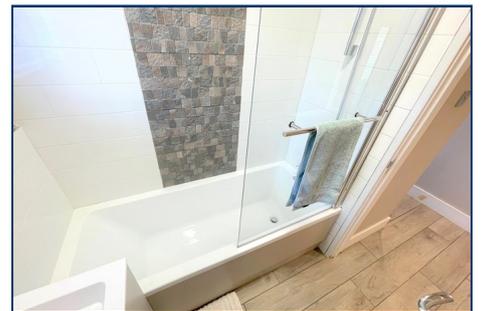


IAN WATKINS
Estate Agents

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Leeward Close, Worthing, West Sussex, BN13 1NE

A SPACIOUS FOUR BEDROOM DETACHED BUNGALOW IN QUIET CUL-DE-SAC

- Thomas A Becket Catchment
- Double Width Garage
- Modern Fitted Kitchen
- Gas Central Heating
- Large Driveway
- Modern Bathroom
- Double Glazing
- Viewing Recommended

OFFERS OVER £495,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this four bedroom detached bungalow in favoured Tarring. The accommodation features a spacious lounge, modern kitchen, modern fitted bathroom with separate toilet. Outside there is a South Facing rear garden. To the front of the property there is a large drive for several cars and double width garage. Other features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE PORCH

Further door to -

ENTRANCE HALL

With feature flooring and radiator, built-in cupboard with shelving, flat ceiling with spotlights, hatch to roof space with pull down ladder, airing cupboard with hot water tank and slatted shelving over, wall mounted thermostat control, door to -

SOUTH LOUNGE - 4.93m x 3.66m (16' 2" x 12')

This room is South facing with double glazed sliding patio doors with fitted shutters, coved and flat ceiling, radiator, arch to -

INNER HALL AREA

Radiator with casement cover.

BEDROOM TWO - 3.66m x 3.61m (12' x 11' 10")

Measurements include an excellent range of mirror fronted wardrobes. Double glazed window with fitted shutters, coved and textured ceiling, radiator.

BEDROOM FOUR - 2.79m x 2.21m (9' 2" x 7' 3")

Double glazed window, radiator, coved and textured ceiling. Door to garage.

FROM THE ENTRANCE HALL DOOR TO -

MAIN BEDROOM - 4.5m x 3.61m (14' 9" x 11' 10")

Measurements into double glazed bay window with fitted shutters. Coved and flat ceiling, radiator.

BEDROOM THREE - 3.66m x 3.66m (12' x 12')

Double glazed window with fitted shutters, radiator, coved and flat ceiling

MODERN FITTED KITCHEN - 3.71m x 2.31m (12' 2" x 7' 7")

With excellent range of white fitted units comprising 1 1/2 bowl inset sink unit with mixer tap with a waste disposal unit, excellent range of worktop surfaces with cupboards under, fitted washing machine, integrated dishwasher, eye level cupboards over, further worktop surface with cupboards and drawers under and eye level cupboards over, double Neff oven with cupboards over and under, integrated fridge/freezer, feature flooring, attractive part tiled walls, double glazed door giving access to the side and rear garden, double glazed South facing window with fitted shutters, flat ceiling with spotlights.

BATHROOM

Modern white suite comprising bath with fitted shower attachment and shower screen, wash hand basin with cupboards under and mixer tap, heated towel rail, feature flooring, double glazed frosted window with fitted shutters, flat ceiling with spotlights.

SEPARATE WC

With low level suite integrated into display surface, heated towel rail and frosted double glazed window with fitted shutters, flat ceiling with spotlights.

OUTSIDE

SOUTH FACING REAR GARDEN

Secluded rear garden being mainly paved, gate giving access to the front of the property.

FRONT GARDEN

Paved with shrub borders.

OFF ROAD PARKING FOR NUMEROUS CARS

DOUBLE WIDTH GARAGE - 5.36m x 4.75m (17' 7" x 15' 7")

With electric up and over door, power and light, door opening to the rear sun room.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

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

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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.