

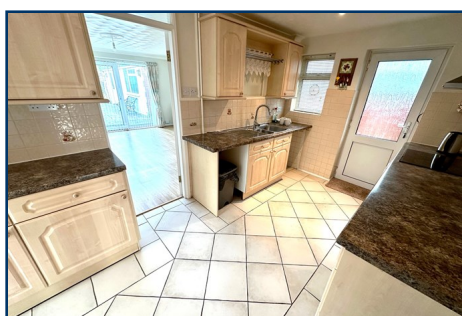


IAN WATKINS
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AN EXTENDED 3 BED DET BUNGALOW WITH FEATURE GARDENS IN FAVOURED AREA

- Three bedrooms
- Triple aspect lounge
- Conservatory
- Bathroom/WC
- Shower Room/WC
- Feature Secluded rear garden
- Driveway & Car port
- Larger than average garage

OFFERS OVER £450,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached bungalow in the favoured area of Salvington. The property features triple aspect lounge, double aspect kitchen, conservatory, shower room and bathroom. Outside there is a secluded feature rear garden, private driveway to carport and larger than average garage. Further features include gas heating, double glazing and no ongoing chain. Viewing is highly recommended to appreciate this property.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE HALL

With wood effect flooring, radiator, coved and flat ceiling, hatch to roof space with pull down ladder.

TRIPLE ASPECT LOUNGE - 4.72m x 4.24m (15' 6" x 13' 11")

With double glazed windows and sliding double glazed patio doors leading to the feature secluded rear garden, wooden laminate flooring, two radiators, coved and textured ceiling, part glazed door to -

KITCHEN - 4.11m x 2.46m (13' 6" x 8' 1")

Excellent range of fitted units comprising 1 1/2 bowl sink unit with mixer tap with cupboards under, roll top work surface either side with space and plumbing for washing machine, eye level cupboards over, further work top surface opposite with fitted 4-ring hob with stainless steel extractor over, excellent range of cupboard and drawer units and eye level cupboards, space for tall fridge/freezer, further work top surface with cupboards and drawers under and eye level cupboard over, radiator with casement cover, part tiled walls, tiled floor, textured ceiling with spotlights, double glazed window, double glazed door giving access to the side of the property.

FROM THE KITCHEN AN OPENING TO -

CONSERVATORY - 3.45m x 2.39m (11' 4" x 7' 10")

With feature wood block flooring, radiator, power, double glazed doors giving access to the patio and rear garden.

FROM THE ENTRANCE HALL DOORS TO -

BEDROOM ONE - 4.39m x 3.1m (14' 5" x 10' 2")

Double glazed window, radiator, coved and textured ceiling.

BEDROOM TWO - 4.09m x 3.1m (13' 5" x 10' 2")

With radiator, coved and textured ceiling.

BEDROOM THREE - 2.74m x 2.36m (9' x 7' 9")

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

SHOWER ROOM/WC - 2.69m x 2.34m (8' 10" x 7' 8")

Comprising corner step-in shower cubicle with Triton electric shower unit, wash hand basin set into cabinet with drawers and display top, low level WC, mirror fronted medicine cabinet, fitted cupboard with shelving, double glazed window, textured ceiling, heated towel rail, tiled floor.

BATHROOM/WC

With modern white suite comprising bath with fitted shower attachment and shower curtain and screen, low level WC, wash hand basin with cupboard under, part tiled walls, radiator, frosted double glazed window, linen cupboard with slatted shelving.

OUTSIDE

REAR GARDEN

The rear garden is a particular feature of the property, being approx 70' in length with near complete seclusion, mainly laid to two shaped lawns with flower, shrub, tree borders, personal door to garage, garden shed, two patio areas, outside electric light.

PRIVATE DRIVEWAY WITH DOUBLE WOODEN GATES LEADING TO CARPORT AND ONTO -

Outside water tap.

LARGER THAN AVERAGE GARAGE - 6.96m x 2.51m (22' 10" x 8' 3")

With up and over door, power and light.

FRONT GARDEN

The front garden is crazy paved with inset and surround borders.

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.