

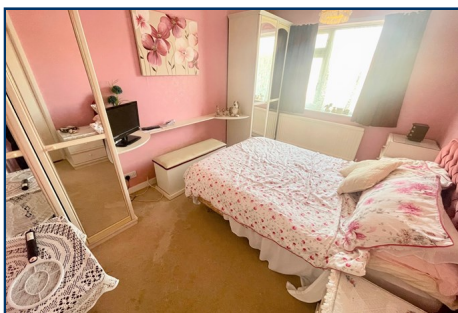


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Plantation Close, Worthing, West Sussex, BN13 2AG

TWO BEDROOM DETACHED BUNGALOW IN FAVOURED LOCATION

- Two Bedrooms
- 12'10 Kitchen Breakfast Room
- 16'5 Lounge
- South West facing Rear Garden
- Double Glazing & GFCH
- Off Road Parking
- Sought After Location
- No Onward Chain

OIRO £349,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom detached bungalow in the popular area on the Offington borders with no onward chain . The accommodation features 12'10 kitchen/breakfast room, 16'5 lounge, and bathroom/WC. Outside there is a secluded South West facing rear garden, and to the front of the property is a paved garden which also provides off road parking. Other features include double glazing and gas heating.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to

ENTRANCE PORCH

Front door to

ENTRANCE HALL

Radiator, hatch to roof space, wall mounted central heating thermostatic control, built in storage cupboard with meters and shelving.

KITCHEN/BREAKFAST ROOM - 3.91m x 3.38m (12' 10" x 11' 1")

Double aspect and comprises inset single drainer stainless steel sink unit with cupboards under, roll top work surface adjacent with cupboard under and eye level cupboards over, electric cooker point and space for cooker, further roll top work surface with cupboards under and eye level cupboards over, recessed larder which houses wall mounted gas fired boiler which supplies domestic hot water and central heating, area for breakfast table, radiator, double glazed window, double glazed door giving access to the side of the property, built in larder, textured ceiling.

LOUNGE - 5m x 3.15m (16' 5" x 10' 4")

Double glazed window, radiator, coved and textured ceiling, doors that lead to

BEDROOM ONE - 3.91m x 2.77m (12' 10" x 9' 1")

Double glazed window, radiator, built in wardrobe with hanging rail and shelf, coved and textured ceiling.

BEDROOM TWO - 3.66m x 3.18m (12' x 10' 5")

Radiator, coved and textured ceiling, double glazed sliding doors leading to the rear garden.

BATHROOM/WC

Bath with shower attachment, shower screen and curtain, pedestal wash hand basin, low level W.C, radiator, frosted double

glazed window, part tiled walls, airing cupboard with hot water tank and slatted shelving over.

OUTSIDE

REAR GARDEN

Secluded South West facing, mainly laid to lawn with shrub, plant and flower borders, summer house, garden shed, outside water taps, access at the side of the property to the -

FRONT GARDEN

Paved with borders and off road parking space.

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.