

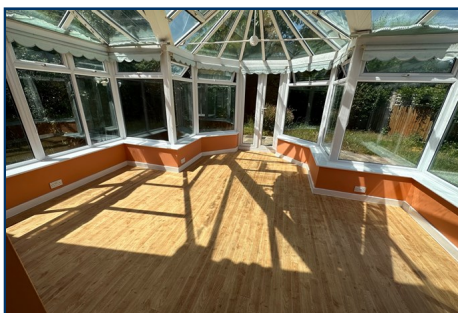


IAN WATKINS
Estate Agents

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Hall Close, Offington, Worthing, West Sussex, BN14 9BQ

DETACHED SPACIOUS 2/3 BEDROOM BUNGALOW IN SOUGHT AFTER OFFINGTON

- Vacant Possession
- Spacious Lounge with Bay Window
- Dining Room/Bedroom Three
- Modern Kitchen/Breakfast Room
- Feature Conservatory
- Feature Secluded Garden
- Gas Central Heating & Double Glazing
- Private Driveway to Garage

£500,000 FREEHOLD

Helping you find your home

***** VACANT POSSESSION***** Ian Watkins Estate Agents are delighted to offer for sale this spacious two/three bedroom detached bungalow in the highly sought after area of Offington. The accommodation features an entrance porch, spacious entrance hall, 18'8 lounge, dining room / bedroom three, good size kitchen/breakfast room, modern bathroom/W.C, and a feature conservatory. Outside the secluded rear garden is laid to lawn, the front garden is a generous size with lawned area and attractive paved driveway to the garage. Other features include gas central heating & double glazing. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to -

ENTRANCE PORCH

Further glazed door to -

ENTRANCE HALL

Radiator, wall mounted thermostat control, hatch to roof space with pull down ladder, coved and textured ceiling, built in cloaks cupboard with hanging rail and shelf, further built in cloaks cupboard.

LOUNGE - 5.79m x 3.99m (18' 8" x 13')

Wooden flooring, radiator, double glazed leaded light bay window, gas point, coved and textured ceiling. Doors opening to -

BEDROOM THREE/DINING ROOM - 3.78m x 3.18m (12' x 10' 3")

Radiator, double glazed leaded light window overlooking the rear garden, coved and textured ceiling.

KITCHEN/BREAKFAST ROOM - 4.9m x 3.12m (15' 10" x 10' 2")

Double aspect and narrowing at one end, a good range of kitchen units comprising one and half bowl single drainer sink unit with mixer tap and cupboards under, roll top work surface either side with cupboards and drawers under, eye level cupboards over, two cupboards being glass fronted, fitted four ring gas hob, fitted double oven with cupboards under and over, tall larder style unit, part tiled walls, two double glazed windows.

In the breakfast area - radiator, further fitted tall larder style cupboards, textured ceiling, glazed door giving access to -

BEDROOM ONE - 0.91m x 3.66m (13' 3" x 11' 10")

Radiator, double glazed leaded light window, coved and textured

ceiling.

BEDROOM TWO - 3.05m x 3.05m (10' x 10')

Radiator, double glazed leaded light window, coved and textured ceiling.

BATHROOM/WC

Comprising of white suite, bath with fitted shower attachment, shower curtain and rail, bidet, low level W.C, wash hand basin inset into vanity unit cupboards under, mirror, shaving point, heated towel rail, further radiator, frosted double glazed windows, part tiled walls, cupboard with hot water tank and Worcester gas fired boiler supplying domestic hot water and central heating.

CONSERVATORY - 4.93m x 4.75m (16' x 15' 5")

Maximum measurements. Wooden floor, power points, light, central fan, double windows, double glazed doors giving access to the secluded rear garden.

OUTSIDE

REAR GARDEN

Secluded lawned garden to all sides of the property, with plant and shrub borders.

FRONT GARDEN

Lawn area with plants and shrubs, paved driveway to garage.

GARAGE

Single garage with up and over door.

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.