



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Hurley Road, Worthing, West Sussex, BN13 2PB

A WELL PRESENTED 2 BED SEMI-DET BUNGALOW IN A QUIET LOCATION

- New Boiler 2023
- Two Bedrooms
- 14'7" Lounge
- Kitchen/Dining/Conservatory
- Shower Room/WC
- Double Glazed
- Secluded Rear Garden
- Off Road Parking for two cars

£349,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached bungalow in a quiet road in the favoured Salvington area. The accommodation features lounge, feature kitchen/dining/conservatory, shower room/WC. Outside there is a secluded rear garden, long driveway and parking at the front for two cars. Further features include gas heating (new boiler 2023) and double glazing. Viewing recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Front door with leaded light inserts to -

ENTRANCE HALL

With wooden laminate flooring, radiator, meter cupboard, hatch to roof space with pull down ladder, built-in cupboard with shelf and cupboard over.

LOUNGE - 4.44m x 3.43m (14' 7" x 11' 3")

Double glazed window, radiator, TV point, attractive tiled fireplace with tiled hearth and mantle with fitted coal effect fire, coved and textured ceiling.

BEDROOM ONE - 3.89m x 3.4m (12' 9" x 11' 2")

Double glazed window, radiator, coved and flat ceiling.

BEDROOM TWO - 3.61m x 2.18m (11' 10" x 7' 2")

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

SHOWER ROOM/WC

Comprising double width shower cubicle with shower and handrail, attractive tiled walls, vanity unit with inset wash hand basin and cupboards over, low level WC, wall mounted vanity unit, double glazed frosted window, heated towel rail, wooden laminate flooring, tiled walls.



KITCHEN/DINING/CONSERVATORY

FEATURE KITCHEN - 3.33m x 2.64m (10' 11" x 8' 8")

The kitchen area has modern fitted units comprising 1 1/2 bowl sink unit with mixer tap, wood effect worktop surface with cupboards under, space and plumbing for washing machine, space for tall fridge/freezer, fitted 5-ring gas hob with oven under, worktop surface adjacent with cupboard and drawers under, eye level cupboards over, breakfast bar, opening to -

DINING ROOM/CONSERVATORY - 5.99m x 2.92m (19' 8" x 9' 7")

Space for dining room table, electric heater, double glazed windows, double glazed doors giving access to the secluded rear garden.

OUTSIDE

REAR GARDEN

The rear garden offers a high degree of seclusion, mainly laid to paving with raised flower, plant and bush borders, three garden sheds.

LONG DRIVEWAY AT SIDE OF THE PROPERTY

Side gate giving access from driveway to the rear garden.

OFF ROAD PARKING FOR TWO CARS TO THE FRONT

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.